

UNOFFICIAL COPY

Doc#: 2301010030 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2023 10:07 AM Pg: 1 of 3

Warranty Deed

Dec ID 20221201617828
ST/CO Stamp 1-082-483-536
City Stamp 0-098-067-280

GIT

4107407 3/8

This instrument was prepared by:

Christopher S Jordan
141 W Jackson Blvd, Suite 2720
Chicago, IL 60604

THE GRANTOR, 7447 S WABASH AVE LLC, an Illinois Limited Liability Company, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS to CHICAGO 2015 II, LLC, an Illinois Limited Liability Company all interest in the following described real estate situated in County of Cook, in the State of Illinois, to wit:

THE NORTH 25 FEET OF THE SOUTH 50 FEET OF LOT 8 IN BLOCK 5 IN HERMAN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

Permanent Real Estate Index Number(s): **20-27-119-013-0000**
Property Address: **7447 S. Wabash Ave., Chicago IL 60619**



Subject only to the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY


Dated this 20 day of December, 2022

7447 S WABASH AVE LLC, an Illinois Limited Liability Company

BY: Ev Jonathan Hareras (Seal)
EVAN JONATHAN HARERAS, as Manager,
President, CEO and Board Member of
PVOne Capital, LLC as Manager for
PVOne Properties, LLC, as Member/Manager of
7447 S Wabash Ave LLC

REAL ESTATE TRANSFER TAX		06-Jan-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-27-119-013-0000		20221201617828 1-082-483-536	

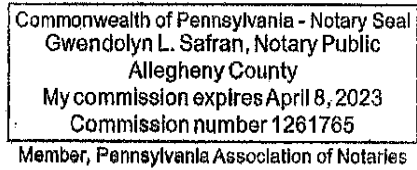
STATE OF ILLINOIS Pennsylvania
) SS
COUNTY OF COOK Allegheny

REAL ESTATE TRANSFER TAX		06-Jan-2023	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
20-27-119-013-0000		20221201617828 0-098-067-280	

* Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT, EVAN JONATHAN HARERAS is personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20th day of December, 2022



Gwendolyn Safran
Notary Public

Record and Mail To:

Chicago 2015 II, LLC
c/o PVOne
100 N LaSalle St. Suite 710
Chicago IL 60602

Send Future Tax Bills To:

Chicago 2015 II, LLC
c/o PVOne
100 N LaSalle St. Suite 710
Chicago IL 60602

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

Page 2 of 2
12/20/22 Date Am Buyer, Seller or Representative

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

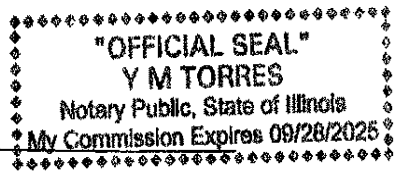
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/20/2028

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 20 DAY OF December 2028.

NOTARY PUBLIC [Handwritten Signature]



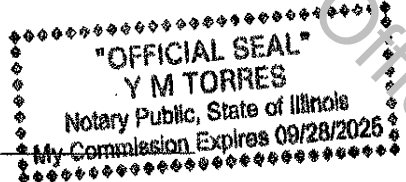
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/20/2028

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 20 DAY OF December 2028.

NOTARY PUBLIC [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]