

UNOFFICIAL COPY



23150451260

Doc# 2315045126 Fee \$88.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/30/2023 03:55 PM PAGE: 1 OF 3

WARRANTY DEED
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Paul J. Ochmanek, Esq.
55 W. Monroe St., Suite 2445
Chicago, IL 60603

THE GRANTOR(S), **RIVER NORTH PROPERTIES SERIES LLC - INVESTMENTS**, an Illinois Limited Liability Company, of 3048 NORTH CLYBOURN, CHICAGO, ILLINOIS 60611, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to GRANTEE, **MUSKAR LLC**, an Illinois limited liability company of the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

328 Colony Green
Dr Bloomington
IL 60108

PINS: 14-30-109-028-0000

Address of Real Estate: 3048 NORTH CLYBOURN, CHICAGO, ILLINOIS 60611

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

REAL ESTATE TRANSFER TAX



CHICAGO: 4,162.50
CTA: 1,665.00
TOTAL: 5,827.50

26-May-2023

14-30-109-028-0000 | 20230501627553 | 0-171-764-432

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX



COUNTY: 277.50
ILLINOIS: 555.00
TOTAL: 832.50

26-May-2023

14-30-109-028-0000 | 20230501627553 | 0-194-112-208

23620736048EM RJB 2023

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IN WITNESS WHEREOF, said Grantors, **RIVER NORTH PROPERTIES SERIES LLC - INVESTMENTS**, have caused their name to be signed to this Warranty Deed as of this 22 day of May, 2023.

Humera Khan *as member of River North Properties Series LLC*
HUMERA KHAN (as member of **RIVER NORTH PROPERTIES SERIES LLC - INVESTMENTS**) - *Investment*

STATE OF IL

) SS.

COUNTY OF COOK

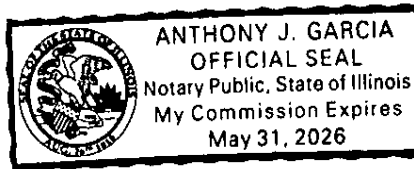
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **HUMERA KHAN**, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23 day of May, 2023.

Anthony J. Garcia

NOTARY PUBLIC

My commission expires: May 31, 2026



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

LOT 10 IN BLOCK 4 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commitment File No.: #23GND736048RM

For Informational Purposes Only:

PINS: 14-30-109-023-0000

Address of Real Estate: 3048 NORTH CLYBOURN, CHICAGO, ILLINOIS 60611

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MAIL AFTER RECORDING TO:

Muskar LLC
328 Colony Green Dr.
Bloomington, IL
60108
Attn: Haaris Karim

MAIL TAX BILLS TO:

Muskar LLC
328 Colony Green Dr.
Bloomington IL
60108

Property of Cook County Clerk's Office