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Doc# 2315045127 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/30/2023 03:57 PM PG: 1 OF 2

**WARRANTY DEED  
ILLINOIS STATUTORY**

**THE GRANTOR**, North California, LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to 1449 California LLC, an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 44 IN BLOCK 5 IN H. M. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 16-01-208-004-0000

Address of Real Estate: 1449 N. California Ave.  
Chicago, IL 60622

Dated this 19<sup>th</sup> day of May, 2023.

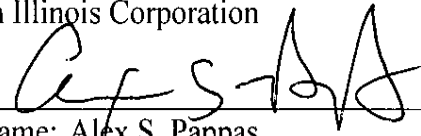
Chicago Title

23GSAZ12296LP RJS 1062

# UNOFFICIAL COPY

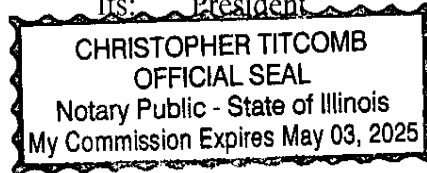
North California, LLC, an Illinois Limited Liability Company

By: Pappas Real Estate Partnership, LTD  
an Illinois Corporation



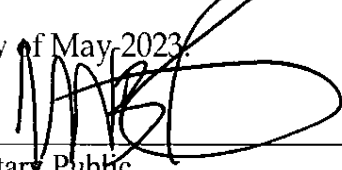
Name: Alex S. Pappas

Its: President



STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Alex S. Pappas, President of the Pappas Real Estate Partnership, LTD, as Manager of North California, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and notarial seal this 19<sup>th</sup> day of May, 2023  
  
Notary Public


My commission expires on 5/3, 2025

**Prepared By:**  
**Christopher Titcomb, Esq.**  
134 N. LaSalle St., Ste. 1720  
Chicago, Illinois 60602

**Mail To:**  
1449 California LLC  
360 W. Erie St., Unit 4D  
Chicago, IL 60654

**Name & Address of Taxpayer:**  
1449 California LLC  
360 W. Erie St., Unit 4D  
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		26-May-2023
	COUNTY:	677.50
	ILLINOIS:	1,355.00
	<b>TOTAL:</b>	<b>2,032.50</b>
16-01-208-004-0000   20230501627627   2-024-762-064		

REAL ESTATE TRANSFER TAX		26-May-2023
	CHICAGO:	10,162.50
	CTA:	4,065.00
	<b>TOTAL:</b>	<b>14,227.50 *</b>
16-01-208-004-0000   20230501627627   2-007-853-776		
* Total does not include any applicable penalty or interest due.		