

UNOFFICIAL COPY



This instrument prepared by, and after recording return to:

Doc# 2315828033 Fee \$61.00

Pursuant to (35 ILCS 200/31-45)(e) this deed is exempt from real estate transfer tax as consideration is less than \$100.00

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

AFFIDAVIT FEE: \$2.00

Special Warranty Deed

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 12:18 PM PG: 1 OF 6

(Space Above This Line for Recording Data)

THIS AGREEMENT, made this 28 day of February, 2023, between 7601 PRAIRIE LLC, an Illinois limited liability company, having an address of 1318 48th Street, Brooklyn, New York 11219, party of the first part, and SOUTH SHORE CAPITAL LLC, an Illinois limited liability company, having an address of 1318 48th Street, Brooklyn, New York 11219, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority granted by the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof, which Property is subject to all easements, covenants, encumbrances, conditions, restrictions, and other matters of record.

Permanent Real Estate Index No.: 20-27-310-001-0000

Address of Property: 7601-7619 S. Prairie Avenue, Chicago, IL 60619

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with hereditaments and appurtenances.


TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, under party of the second part, successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, successors and assigns, that it has not done or suffered to be done, anything whereby the said premises here granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

UNOFFICIAL COPY



[Signature page follows]

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

REAL ESTATE TRANSFER TAX		07-Jun-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-27-310-001-0000 | 20230501634373 | 1-869-527-760

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

REAL ESTATE TRANSFER TAX		07-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-27-310-001-0000 | 20230501634373 | 0-660-716-240

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Sole Member, the day and year first above written.

7601 PRAIRIE LLC,
an Illinois limited liability company

By: *[Signature]*
Name: Sara Blumenberg
Title: Sole Member

STATE OF New York
COUNTY OF Kings

The foregoing instrument was acknowledged before me this 16th day of February 2023, by Sara Blumenberg, as Sole Member of 7601 PRAIRIE LLC, an Illinois limited liability company, on behalf of such entity. He/She is personally known to me or has produced a driver's license as identification.

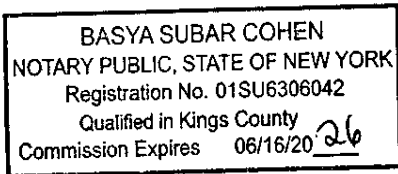
NOTARY PUBLIC (Signature)

[Signature]

(Printed Name)

My Commission Expires:

(Affix Notary Seal or Stamp)



After recording, mail to:

Fink & Zelmanovitz, P.C.
4119 Avenue T
Brooklyn, New York 11234

Send subsequent tax bills to:

1315 46th St
Brooklyn, NY 11219

UNOFFICIAL COPY

Exhibit "A"

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LOTS 11 AND 12 IN BLOCK 11 IN PITNER SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-27-310-001-0000

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated 06/02/23, Signature: Sara Blumenthal
Grantor or Agent

Subscribed and sworn to before
me by the said 2
this 2 day of June
23.
Notary Public Samuel Halpert

SAMUEL HALPERT
Notary Public State of New York
No. 01HA6352814
Qualified in Rockland County
Commission Expires Jan 3, 2025

The grantee or his agent affirms that, to the best of his knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated 06/02/23, Signature: Sara Blumenthal
Grantee or Agent

Subscribed and sworn to before
me by the said 2
this 2 day of June
23.
Notary Public Samuel Halpert

SAMUEL HALPERT
Notary Public State of New York
No. 01HA6352814
Qualified in Rockland County
Commission Expires Jan 3, 2025

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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.