

# UNOFFICIAL COPY



\*23158280370\*

This instrument prepared by, and after recording return to:

Doc# 2315828037 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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 12:34 PM PG: 1 OF 6

## Special Warranty Deed

(Space Above This Line for Recording Data)

THIS AGREEMENT, made this 28 day of February, 2023, between 11000 VERNON LLC, an Illinois limited liability company, having an address of 1318 48<sup>th</sup> 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 48<sup>th</sup> 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.: 25-15-414-011-0000

Address of Property: 11000 S. Vernon Avenue, Chicago, IL 60625

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.

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[Signature page follows]

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

**REAL ESTATE TRANSFER TAX**

07-Jun-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*

25-15-414-011-0000 | 20230501634543 | 0-691-387-088

\* 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

25-15-414-011-0000 | 20230501634543 | 0-369-281-264

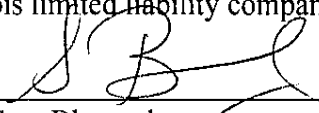
COOK COUNTY CLERK OFFICE  
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Sole Member, the day and year first above written.

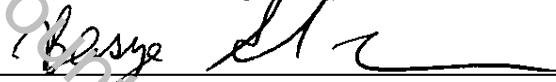
**11000 VERNON LLC,**  
an Illinois limited liability company

By:   
Name: Sara Blumenberg  
Title: Sole Member

STATE OF New York  
COUNTY OF Kings

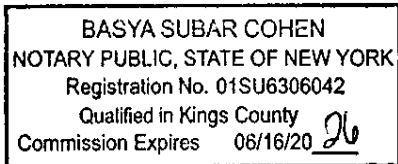
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February 2023, by Sara Blumenberg, as Sole Member of 11000 Vernon LLC, an Illinois limited liability company, on behalf of such entity. He/She is personally known to me or has produced a driver's license as identification.

NOTARY PUBLIC (Signature)

  
(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:

1318 48th St  
Brooklyn, NY 11219

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Exhibit "A"

Property of Cook County Clerk's Office

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## EXHIBIT "A"

LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 14 FEET) IN BLOCK 3 IN O'TOOLE'S CALUMET CENTER SUBDIVISION  
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-15-414-011-0000

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## 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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.