

UNOFFICIAL COPY

Doc#: 2316533081 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2023 10:00 AM Pg: 1 of 3

Dec ID 20230601644919
ST/CO Stamp 0-698-042-064 ST Tax \$312.50 CO Tax \$156.25

Property of Cook County Clerk's Office

RECORDING COVER PAGE

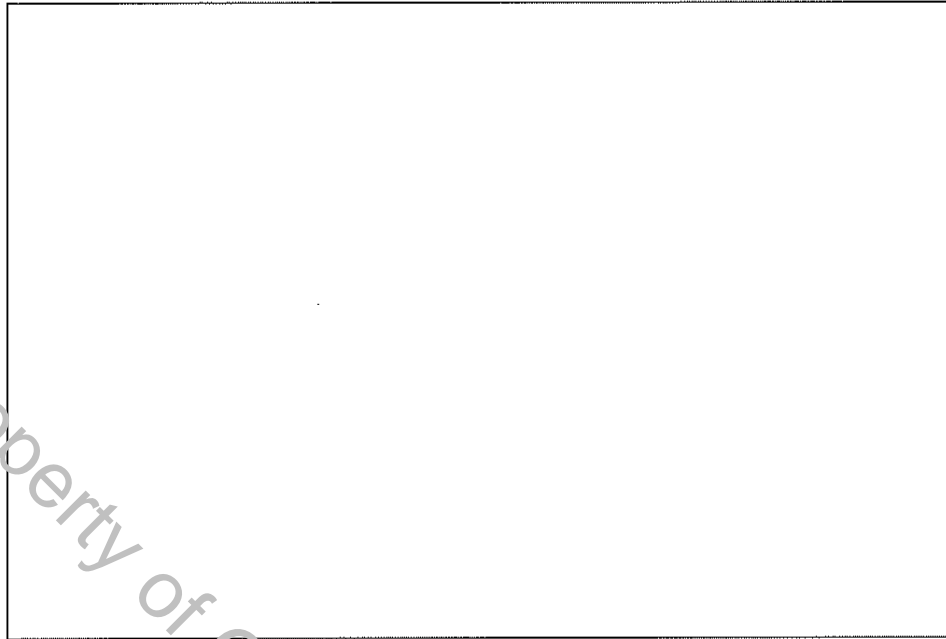
Fidelity National Title

Warranty Deed -4

OC23005170

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WARRANTY DEED



THIS INDENTURE WITNESSETH, that the Grantor QAV Properties LLC 12634 South California Avenue, whose address is 1207 Varela Street, City of Key West, County of Monroe, of the State of Florida, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto whose address is 12634 California LLC, 10540 South Western Avenue, Suite 410, in the City Chicago, County of Cook, of the State of Illinois the following described land together with the improvements appurtenant thereto in the City of Chicago, County of Cook, State of Illinois (this Indenture is exempt under Paragraph e, Section 31-45 IL Property Tax Code, codified as 35 ILCS 200/31-45(e)):

LOTS 1, 2, 3 AND THE EAST 12 FEET OF LOT 4 IN BLOCK 5 IN HARMON & YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF GRAND TRUNK RAILROAD, EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF BURR OAK AVENUE, 233 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, AFORESAID; THENCE NORTH PARALLEL WITH SAID EAST LINE 180 FEET; THENCE WEST 100 FEET; THENCE SOUTH 180 FEET TO THE NORTH LINE OF BURR OAK AVENUE; THENCE EAST 100 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 24-25-312-069-0000

Property Address: 12634 South California Avenue, Blue Island, Illinois 60406.

Hereinafter called the 'property',

GRANTEE'S ADDRESS *Penn Real Estate*

Send Tax Bills to: ~~12634 California LLC~~, 10540 South Western Avenue, Suite 410, Chicago, IL 60643. Send recorded deed to: ~~12634 California LLC~~, 10540 South Western Avenue, Suite 410, Chicago, IL 60643. *Penn Real Estate*

DC-2200 5170
4/2/12

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TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated herein together with all the rights, privileges, buildings and easements belonging to it, and all proceeds, title, interest, and claim whatsoever of the Grantors, either in law or equity, and the Grantors hereof covenant with the Grantee that they are lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that they have good right and lawful authority to sell the same; and that they do fully warrant the title to the said property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 9 day of Jul, 2023.

Signed, sealed and delivered in our presence:

GRANTOR:

Michael Robert Carney

QAV Properties LLC 12634 South California Avenue, Grantor

By: Michael Robert Carney, Authorized Person and Manager

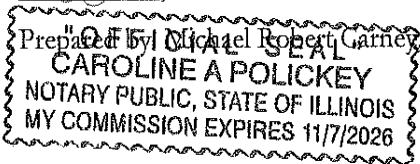
STATE OF FL

COUNTY OF COOK

This instrument was acknowledged before me by Michael Robert Carney, Grantor, who, being first sworn, affirmed that he/she executed the foregoing for the purposes contained therein on this 9 day of Jul, 2023.

NOTARY PUBLIC

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 9 day of Jul, 2023.



Prepared By: Michael Robert Carney, General Counsel, QAV Properties LLC

Prepared By:
Michael Robert Carney
QAV Prop. LLC
1207 Varela ST.
Key West, FL 33090

REAL ESTATE TRANSFER TAX		12-Jun-2023
COUNTY:	ILLINOIS:	156.25
	TOTAL:	312.50
		468.75
24-25-312-069-0000		20230601644919 0-698-042-064