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WARRANTY DEED

The Grantors DESTINY NAVARRO AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF DIONISIO JUNIOR MONTALVO DECEASED AS TO 1/2 UNDIVIDED INTEREST, AND AS SUCCESSOR TRUSTEE OF THE HERMINIA MONTALVO IRREVOCABLE LIVING TRUST DATED JANUARY 28, 2017 AS TO 1/2 UNDIVIDED INTEREST of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to:

Doc# 2319128089 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/10/2023 10:44 AM Pg: 1 of 3

Dec ID 20230401607314
ST/CO Stamp 1-036-426-960 ST Tax \$850.00 CO Tax \$425.00
City Stamp 1-209-376-464 City Tax: \$9,561.97

Kholiava Holdings, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: COMMON.

[See attached legal description]


Permanent Real Estate Index Number: 17-06-206-026-0000
Common Address: 1642 W. Le Moyne St., Chicago, IL 60622

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 26 day of April, 2023.

By:


Destiny Navarro


Gladys Medrano

2334588
102

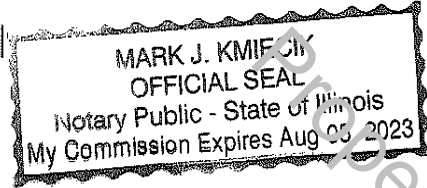
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State of IL)
County of Cook) ss.

The undersigned, a notary public in and for the above county and state, certifies that Destiny Navarro, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 26 day of April, 2023.

[SEAL]



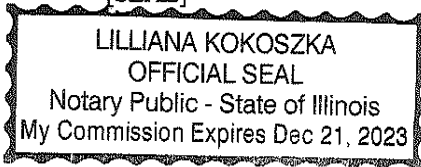
[Signature]
NOTARY PUBLIC

State of IL)
County of Cook) ss.

The undersigned, a notary public in and for the above county and state, certifies that Gladys Medrano, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 14 day of April, 2023.

[SEAL]



[Signature]
NOTARY PUBLIC

DEED PREPARED BY
Mark J. Kmiecik, J.D.
7922 S. Pulaski, Suite 101
Chicago, IL 60652

MAIL DEED TO:
LAW OFFICES OF KAYS & KAYS, P.C.
2329 W. COTTAGE AVENUE
CHICAGO, IL 60622

SEND TAX BILL TO:
KHOLSANI HOLDINGS, LLC
26855 W. HIGHLAND DR.
BARRINGTON, IL 60010

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EXHIBIT A

Legal Description: **LOT 36 IN BLOCK 4 IN MCREYNOLDS SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **17-06-206-026-0000**

PIN#

PIN#

Property Address: **1642 W. Le Moyne St., Chicago, IL 60622**

Property of Cook County Clerk's Office