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Doc#: 2322010057 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2023 03:45 PM Pg: 1 of 4

Dec ID 20230201653144
ST/CO Stamp 1-124-777-168 ST Tax \$335.00 CO Tax \$167.50
City Stamp 1-271-577-808 City Tax: \$3,517.50

RECORDING PAGE

FIDELITY NATIONAL TITLE

CH23000807

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SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 23rd day of March, 2023, between SHARESTATES INVESTMENTS, LLC SERIES BC2018-001774, a corporation created and existing under and by virtue of the laws of the State of _____ and duly authorized to transact business in the State of Illinois, as GRANTOR, and Generational Wealth Holdings LLC - Series Laflin as GRANTEE(S), WITNESSETH, GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to _____ heirs 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:

of 8355 Vernon, Chicago IL
LOTS 9 AND 10 IN BLOCK 16 IN SECOND ADDITION TO AUBURN HIGHLANDS, BEING IN HARTS SUBDIVISION OF THE WEST 1/2 OF BLOCKS 3, 6 AND 10 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEE(S), _____ heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), _____ heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged.

Permanent Real Estate Numbers: 20-32-102-001-0000

Address of the Real Estate: 7907 SOUTH LAFLIN STREET A/K/A 1455 WEST 79TH STREET, CHICAGO, IL 60620

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

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

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SHARESTATES INVESTMENTS, LLC SERIES BC2018-001774

By: Allen Shaponek, Authorized Signatory

Attest: Saleh Mezrahi

STATE OF New York)
) ss.
COUNTY OF Nassau)

I, Annette C. Hidalgo, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Allen Shaponek, personally known to me to be the Authorized Signatory of SHARESTATES INVESTMENTS, LLC SERIES BC2018-001774, a corporation, and Saleh Mezrahi, personally known to me to be the Authorized Signatory of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Signatory and Authorized Signatory, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

* Saleh Mezrahi
Given under my hand and official seal, this 23rd day of March, 2023.

Annette C. Hidalgo
Notary Public
ANNETTE C. HIDALGO
Notary Public, State of New York
Registration No: 01HI6246005
Qualified in Queens County
Commission Expires August 8, 2023
Commission Expires _____

GRANTEE'S ADDRESS

MAIL TO:
Zeno Law Office
401 S LASALLE # 801P
CHgo IL 60605

SEND SUBSEQUENT TAX BILLS TO:
Generational Wealth Builders LLC
Series Laffin
8345 S. Vernon
CHgo IL 60609

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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REAL ESTATE TRANSFER TAX

27-Apr-2023



COUNTY:	167.50
ILLINOIS:	335.00
TOTAL:	502.50

20-32-102-001-0000

| 20230201653144 | 1-124-777-168

REAL ESTATE TRANSFER TAX

27-Apr-2023



CHICAGO:	2,512.50
CTA:	1,005.00
TOTAL:	3,517.50 *

20-32-102-001-0000 | 20230201653144 | 1-271-577-808

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

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