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DEED BY LIMITED LIABILITY COMPANY (ILLINOIS)

Doc# 2327949012 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/06/2023 11:24 AM PG: 1 OF 5

Citywide Title Corporation
111 W. Washington St. Ste. 1301
Chicago IL 60602

THE GRANTOR
(NAME AND ADDRESS)

3640-44 W. Fullerton LLC
of 2054 N. California Ave., #1
Chicago, IL 60647

THE ABOVE SPACE FOR RECORDER'S USE ONLY

A limited liability company created and existing under and by virtue of the laws of the State of Illinois and authorized to transact business in the State of Illinois, for and in consideration of **Ten and 00/100 Dollars**, and pursuant to the authority given by and of said limited liability company, as well as by the authority of the Limited Liability Company Act, 805 ILCS 180/1 *et seq.* and the limited liability company's operating agreement does hereby GRANT, SELL and CONVEY to:

3640-44 West Fullerton Ave. LLC
An Illinois Limited Liability Company
3640 W. Fullerton Ave., Suite 1
Chicago, IL 60647

the following described REAL ESTATE situated in the County of **Cook**, in the State of **Illinois**, pursuant to the authority referred to above, to wit: (see 2nd page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for **2nd installment 2022** and subsequent years and covenants and restrictions of record.

Permanent Index Number (PIN): 13-26-329-039-0000 & 13-26-329-040-0000

Address(es) of Real Estate: 3640-44 W. Fullerton Ave., Chicago, IL 60647

Dated this 23 day of JUNE, 2023

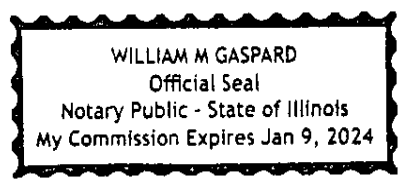
Adi Hileli (Seal)

By: **Adi Hileli, as the manager of Chicago Cherry Real Estate 2 LLC, as the sole member of 3640-44 W. Fullerton LLC**

State of Illinois, County of COOK. I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Adi Hileli, as the manager of Chicago Cherry Real Estate 2 LLC, as the sole member of 3640-44 W. Fullerton LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn before me
This 23 day of JUNE, 2023

William M Gaspard Notary Public



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LEGAL DESCRIPTION

of premises commonly known as: 3640-44 W. Fullerton Ave., Chicago, IL 60647, and legally described as follows:

~~THE WEST 1 FOOT AND 3 INCHES OF LOT 20 AND ALL OF LOTS 21 AND 22 IN DOSE'S SUBDIVISION OF THE WEST 1/2 OF LOT 15 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 25 ACRES NORTH OF THE NORTHEAST CORNER), IN COOK COUNTY, ILLINOIS.~~ See attached (A)

Mail to: *Prepared by*
Mack Jilek
Kozar Law Office, LLC
126 S. York Street
Elmhurst, IL 60126

Send subsequent tax bills to:
3640-44 West Fullerton Ave, LLC
PO Box 47768
Chicago, IL 60647

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LEGAL DESCRIPTION:

THE WEST 1 FOOT AND 3 INCHES OF LOT 20 AND ALL OF LOTS 21 AND 22 IN DOSE'S SUBDIVISION OF THE WEST 1/2 OF LOT 15 IN KIMBELL' S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 25 ACRES NORTH OF THE NORTHEAST CORNER), IN COOK COUNTY, ILLINOIS.

13.26.329.039.0000 (A)

13.26.329.040.0000

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

22-Aug-2023



CHICAGO:

9,375.00

CIA:

3,750.00

TOTAL:

13,125.00*

13-26-329-0000 | 20230601655215

1-996-625-360

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

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

22-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

625.00
1,250.00
1,875.00

13-26-329-039-0000

20230601655215

0-741-873-104

Property of Cook County Clerk's Office