

UNOFFICIAL COPY

Doc#: 2328606016 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2023 09:13 AM Pg: 1 of 4

Dec ID 20230901628182
ST/CO Stamp 1-905-327-568 ST Tax \$1,170.00 CO Tax \$585.00
City Stamp 0-700-054-992 City Tax: \$12,285.00

WARRANTY DEED

PT23-93683

4236-38 Albany, LLC, an Illinois limited liability company, 1241 Central Ave., Ste. 52, Wilmette, IL 60091 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **The Brendandsnap LLC**, an Illinois limited liability company, 2447 Saranac Lane, Glenview, IL 60026 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-13-309-023-0000

Address of Real Estate: 4236-38 N. Albany Ave., Chicago, IL 60618

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

PER TITLE, LLC

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Dated: 9/15, 2023

4236-38 Albany, LLC
An Illinois limited liability company

By: [Signature]
Daniel Bleier, Manager

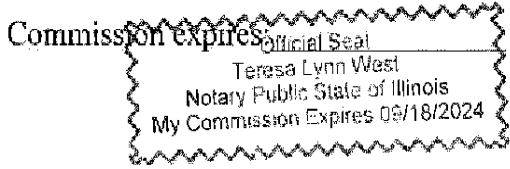
STATE OF IL
COUNTY OF Cook SS)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Daniel Bleier, Manager of 4236-38 Albany, LLC, an Illinois limited liability company** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 15th day of September, 2023

[Signature]
Notary Public



UNOFFICIAL COPY

Dated: 9/15, 2023

4236-38 Albany, LLC
An Illinois limited liability company

By: *Erik Kaplan*
Erik Kaplan, Manager

STATE OF IL
COUNTY OF COOK

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Erik Kaplan, Manager of 4236-38 Albany, LLC** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 15th day of September, 2023

Teresa Lynn West
Notary Public



Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
The Brendandsnap LLC
2447 Saranac Lane
Glenview, IL 60026

17 Cambridge Terrace, Unit 13
CAMBRIDGE, MA 02140

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Exhibit A

Lot 8 (except the North 10 feet) and Lot 9 in Block 2 in Baldwin Davis' Subdivision of the Northeast 1/4 of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office