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WARRANTY DEED GENERAL

Doc#: 2329046300 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2023 04:01 PM Pg: 1 of 3

Dec ID 20230701663319
ST/CO Stamp 1-802-326-992 ST Tax \$1,600.00 CO Tax \$800.00
City Stamp 0-050-975-696 City Tax: \$17,954.83

FIRST AMERICAN TITLE
FILE # AF1035495

THE GRANTOR(S), 1058-1062 W. Chicago, LLC, an Illinois Limited Liability Company, of the Village of Addison, County of DuPage, State of Illinois, for and in consideration of Ten (\$10.00) Dollars in hand paid, convey(s) and warrant(s) to 4C Global LLC, an Illinois Limited Liability Company, (Grantee's Address) of 3352 Lowell Avenue, Skokie, Illinois 60076, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

LOT 9 IN ASSESSOR'S DIVISION OF THE EAST 100 FEET AND WEST 80 FEET OF THE SOUTH 100 FEET IN THE SOUTHWEST CORNER OF BLOCK 7 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN ASSESSOR'S DIVISION OF THE EAST 100 FEET AND WEST 80 FEET OF THE SOUTH 100 FEET IN THE SOUTHWEST CORNER OF BLOCK 7 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (SOMETIMES DESCRIBED AS THE WEST 40 FEET OF THE SOUTH 100 FEET OF BLOCK 7 IN ELSTON'S ADDITION TO CHICAGO, EXCEPTING THEREFROM THAT PORTION THEREOF TAKEN FOR WIDENING OF CHICAGO AVENUE) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Terms, covenants, conditions and restrictions, if any, of record; public and utility easements; acts done by or suffered through Buyer; all special government taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of closing; and the rights of tenants under existing leases affecting the property, if any.

Permanent Real Estate Index Number(s): 17-05-417-016-0000 & 17-05-417-017-0000
Address of Real Estate: 1058-1062 West Chicago Avenue, Chicago, Illinois 60642

Dated this 5TH day of July, 2023

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Dino (Dean) Karras, manager of 1058-1062 W.
Chicago, ~~██████~~ LLC



Angelo Karras, manager of 1058-1062 W. Chicago,
~~██████~~ LLC

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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dino (Dean) Karras & Angelo Karras personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of July, 2023

Valorie C Conroy (Notary Public)



Property of Cook County Clerk's Office

Prepared By:
Mr. Peter A. Papoutsis
PAPOUTSIS LAW
1250 W. Lake Street, Unit 5
Addison, Illinois 60101

Mail To:
Mr. Roger Galer
The Galer Firm
707 Skokie Blvd.
Suite 600
Northbrook, Illinois 60062

Name and Address of Taxpayer/Address of Property:
4C Global ~~LLC~~ LLC
9352 Lowell Avenue
Skokie, Illinois 60076