

UNOFFICIAL COPY

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GIT
WARRANTY DEED
Illinois (Statutory)

Doc#: 2330713032 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2023 09:24 AM Pg: 1 of 3

Dec ID 20231001654670
ST/CO Stamp 0-647-448-528 ST Tax \$900.00 CO Tax \$450.00
City Stamp 0-773-670-864 City Tax: \$9,450.00

After Recording Mail To:

MRE 23-2, LLC
P.O. Box 8795
CAROL STREAM, IL 60197

Send Subsequent Tax Bills To:

MRE 23-2, LLC
P.O. Box 8795
CAROL STREAM, IL 60197

THE GRANTOR OSCAR INVESTMENTS, LLC, an Illinois limited liability company, of 1740 ERIE ST., City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MRE 23-2, LLC, a Delaware limited liability company, of PO Box 8719, City of Carol Stream, County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Legal Description

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; 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.

This property is NOT the homestead real property of grantors.

Permanent Real Estate Index Number: 16-10-412-023-0000 and 16-10-412-022-0000

Address of Real Estate: 4334-4340 W West End Ave, Chicago, IL 60624

REAL ESTATE TRANSFER TAX 27-Oct-2023



CHICAGO: 6,750.00
CTA: 2,700.00
TOTAL: 9,450.00 *

16-10-412-023-0000 | 20231001654670 | 0-773-670-864

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

REAL ESTATE TRANSFER TAX 27-Oct-2023



COUNTY: 450.00
ILLINOIS: 900.00
TOTAL: 1,350.00

16-10-412-023-0000 | 20231001654670 | 0-647-448-528

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Dated this 23rd day of October, 2023.

OSCAR INVESTMENTS, LLC

By: Jefferson Offutt

Its: Manager

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jefferson Offutt as manager of OSCAR INVESTMENTS, LLC 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 they signed, sealed, and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of October, 2023.

(SEAL)

Notary Public

OSCAR INVESTMENTS, LLC

By: John Federici

Its: Manager

STATE OF ILLINOIS, COUNTY OF COOK, SS.

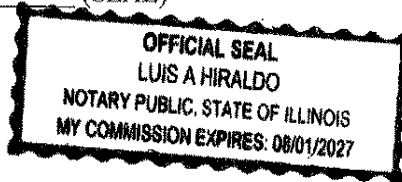
* Jefferson Offutt as manager and

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Federici as manager of OSCAR INVESTMENTS, LLC 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 they signed, sealed, and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of October, 2023.

(SEAL)

Notary Public



Prepared by:

Nicole Osinaike

Lavelle Legal Services, Ltd.

1933 N. Meacham Rd. Suite 600

Schaumburg, IL 60173

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LEGAL DESCRIPTION

PARCEL 1:

LOT 42 AND LOT 43 (EXCEPT THE SOUTH 6 7/12 FEET) IN F. S. TYRELL'S SUBDIVISION OF BLOCK 20 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 6 7/12 FEET OF LOT 43 AND ALL OF LOT 44 IN F.S. TYRRELL'S SUBDIVISION OF BLOCK 20 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers(s):

16-10-412-023-0000 & 16-10-412-022-0000

Note for Informational Purposes Only, Commonly known as:

4334-4340 W West End Ave, Chicago, IL 60624

Property of Cook County Clerk's Office