

UNOFFICIAL COPY

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Doc#: 2403133251 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2024 02:48 PM Pg: 1 of 2

WARRANTY DEED
Statutory
LLC to _____

Dec ID 20231201604941
ST/CO Stamp 0-926-030-896 ST Tax \$1,337.50 CO Tax \$668.75

THE GRANTOR, ASHU LLC, An Illinois Limited Liability Company, of the City of South Barrington, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to AFRICAN AMERICAN CHRISTIAN FOUNDATION, 6707 W. NORTH AVE, ORA PARK, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO, IF ANY: Covenants, conditions, and restrictions of record and building lines and building restrictions of record, zoning and building laws and ordinance, public and utility easements, party wall rights and agreements, if any, leases and tenancies and general real estate taxes not yet due and payable at the time of Closing.

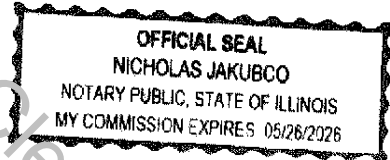
Permanent Real Estate Index Number: 15-01-105-040-0000

Address of Real Estate: 7711 NORTH AVE. RIVER FOREST, ILLINOIS 60305-1065

DATED this 30 day of JANUARY, 2024.

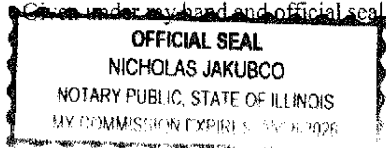
[Signature] (SEAL)
MOHAMMED YOUNUS-Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MOHAMMED YOUNUS, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of JANUARY, 2024.



[Signature]
NOTARY PUBLIC

This Instrument was prepared by: JAKUBCO RICHARDS & JAKUBCO P.C., 2224 W. Irving Park Road, Chicago, IL 60618.

MAIL TO: DEAN G GALANPOULOS
340 W. BUTTERFIELD RD.
ELMHURST, IL 60126
23-599

SEND SUBSEQUENT TAX BILLS TO:
AFRICAN AMERICAN CHRISTIAN
FOUNDATION
6707 W. NORTH AVE.
ORA PARK, IL 60302

Chicago Title
23GSC417072NA
1/3

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LEGAL DESCRIPTION

Order No.: 23GSC417072NA

For APN/Parcel ID(s): 15-01-105-040-0000

LOT 10, 11 AND LOT 12 (EXCEPT THE WEST 14.94 FEET THEREOF) IN EDWIN E. WOOD'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 42 ACRES THEREOF, THE WEST 220.62 FEET OF THAT PART LYING NORTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF THE SOUTH 66 ACRES OF THE EAST 1/2, NORTHWEST 1/4 OF SAID SECTION 1, IN COOK COUNTY, ILLINOIS.



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date of 29-2024 Amount Paid \$1,338.00

Property of Cook County Clerk's Office