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Doc# 2406819000 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/8/2024 10:20 AM
PAGE: 1 OF 2

WARRANTY DEED Statutory Illinois

Above Space for Recorder's use only

THE GRANTOR, **LCJT BUILDINGS, LLC SERIES MILWAUKEE**, an Illinois limited liability company created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and NO/100ths (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **3501 N Albany LLC, an Illinois Limited Liability Company ("Grantee")**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 30 FEET OF LOT 15 IN BLOCK 2 IN JOSEPH BICKERDIKE'S THIRD SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record so long as the same are not violated and do not interfere with Grantee's intended use of the Property, building lines and easements.

Address of Property: 3501 N Albany Avenue, Chicago, Illinois 60618

Permanent Index Number: 13-24-303-024-0000

Dated this 29 day of February, 2024.

LCJT BUILDINGS LLC SERIES MILWAUKEE
an Illinois limited liability company

By: [Signature]
Lehigh Cohen, Manager

By: [Signature]
John Tsoutsias, Manager

24G5A083051LT
Mtm 1043

REAL ESTATE TRANSFER TAX		01-Mar-2024
	CHICAGO:	13,387.50
	CTA:	5,355.00
	TOTAL:	18,742.50 *

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

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Lehigh Cohen and John Tsoutsias, Managers of LCJT BUILDINGS LLC SERIES MILWAUKEE, an Illinois limited liability**, personally known to me to be the Managers of said company, and 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 as such Managers, they signed and delivered the said instrument pursuant to the authority given by said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of FEBRUARY, 2024.

Commission expires 10/12/2025 Eugenia Metaxas
Notary Public



This instrument prepared by Law Offices of John Tsoutsias PC 234 Waukegan Road, Glenview, IL 60025

MAIL TO:

3501 N. Albany LLC
C/O Justin Haber
3351 S. Verbena Ct.
Denver, CO 80231

SEND SUBSEQUENT TAX BILLS TO:

3501 N. Albany LLC
C/O Justin Haber
3351 S. Verbena Ct
Denver, CO 80231

REAL ESTATE TRANSFER TAX

01-Mar-2024



COUNTY: 892.50
ILLINOIS: 1,785.00
TOTAL: 2,677.50

13-24-303-024-0000

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