

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/12/2024 3:32 PM Pg: 1 of 2

Dec ID 20240301649200

ST/Co Stamp 0-525-118-000 ST Tax \$1,205.00 CO Tax \$602.50

City Stamp 1-257-876-016 City Tax \$12,652.50

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24 GND 02029dk  
PREPARED BY:

Michel Law Group, LLC  
1131 Forest Avenue  
Evanston, IL 60202

## MAIL TAX BILL TO:

Franklin Holding LLC  
7530 San Fernando Rd  
Sun Valley CA 91300

## MAIL RECORDED DEED TO:



## SPECIAL WARRANTY DEED

THE GRANTORS, Victor F. Michel as Trustee of the Victor F. Michel Declaration of Trust dated September 13, 2004, AG Woodlawn LLC, a limited liability company organized and existing under the laws of the State of Illinois, and Ante Loncar, an Individual, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Franklin Holdings, LLC, a limited liability company organized and existing under the laws of the State of California, of 7530 Sand Fernando Road, Sun Valley, California, County of Los Angeles, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 16 IN BLOCK 3 IN SUBDIVISION OF BLOCKS 3 AND 5 OF O.R. KEITH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-14-407-010-0000

COMMON ADDRESS: 6141 S. WOODLAWN AVENUE, CHICAGO, ILLINOIS 60637

Subject to: general real estate taxes not yet due or payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions; existing leases and tenancies; conditions and covenants of record; zoning laws and ordinances, and all other matters of record affecting the property.

*This is not homestead property.*

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In Witness Whereof, said parties of the first part has caused their names to be signed to these presents this 8<sup>th</sup> day of February, 2024.

### VICTOR F. MICHEL DECLARATION OF TRUST DATED SEPTEMBER 13, 2004

[Signature]  
Victor F. Michel, Trustee

AG WOODLAWN LLC, an Illinois limited liability company  
By: [Signature]  
ARI GOLSON, Manager and Authorized Signatory

ANTE LONCAR  
[Signature]  
Ante Loncar, An Individual

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 Victor F. Michel, Trustee of the Victor F. Michel Declaration of Trust dated September 13, 2004, Ari Golson, Manager and Authorized Signatory of AG Woodlawn LLC, and Ante Loncar, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8<sup>th</sup> Day of February 2024  
[Signature]

Notary Public  
My commission expires: July 10, 2025

