

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois) 10/27  
Corporation to Corporation

23065T130036CL

### MAIL TO:

Animesh Ravani  
Northstone Law  
1016 W. Jackson Blvd., Ste 509  
Chicago, IL 60607

### NAME & ADDRESS OF TAXPAYER:

4550 W Patterson LLC  
2211 N. Elston Avenue, Ste 400  
Chicago, IL 60614

Doc#: 2410820091 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/17/2024 11:42 AM Pg: 1 of 5

Dec ID 20240401675551  
ST/Co Stamp 1-086-472-496 ST Tax \$1,900.00 CO Tax \$950.00  
City Stamp 0-327-057-712 City Tax \$19,950.00

THE GRANTOR, **RAYTEK PROPERTIES, LLC - CHICAGO**, an Illinois series limited liability company, for and in consideration of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO **4550 W PATTERSON LLC**, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description attached as Exhibit A

PIN: Part of: 13-22-122-051

4554 W. Patterson Avenue  
Chicago, IL 60641

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, if any, general taxes for the year 2023 (second installment) and subsequent years.

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Warranty Deed - continued

DATED this 31<sup>st</sup> day of March, 2024.

RAYTEK PROPERTIES, LLC - CHICAGO  
An Illinois series limited liability company

By:   
Gary Rabine, Manager

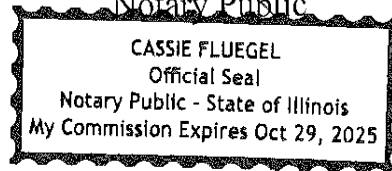
STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF Lake            )

I, Cassie Fluegel, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Rabine, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 31<sup>st</sup> day of March, 2024.

  
\_\_\_\_\_  
Notary Public

Commission Expires Oct. 29<sup>th</sup>, 2025



PREPARED BY:  
Craig S. Krandel  
407 Congress Parkway, Ste E.  
Crystal Lake, IL 60014

GRANTEE'S ADDRESS:  
4550 W Patterson LLC  
2211 N. Elston, Ste 400  
Chicago, IL 60614

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## EXHIBIT A



CHICAGO TITLE  
COMPANY

### LEGAL DESCRIPTION

Order No.: 23CST130036CL

For APN/Parcel ID(s): 13-22-122-051-0000

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#### PARCEL 1:

THE WEST 9.00 FEET OF LOT 22, LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 AND THE WEST 18.14 FEET OF LOT 42 IN BLOCK 1 IN L. E. CRANDALL'S GRAYLAND SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE NORTH 1/2 OF ALL THAT PART OF PATTERSON AVENUE (FORMERLY MILTON PLACE), NOW VACATED, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 22 TO 26, BOTH INCLUSIVE, AND THE SOUTH LINE OF SAID LOT 28 PRODUCED WEST TO THE WEST LINE OF ORIGINAL BLOCK 16 IN GRAYLAND (EXCEPTING THEREFROM THE EAST 16.00 FEET OF SAID LOT 22) IN BLOCK 1 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 34 TO 40, BOTH INCLUSIVE, AND THE NORTH LINE OF SAID LOT 34. PRODUCED WEST TO THE WEST LINE OF ORIGINAL BLOCK 16 IN GRAYLAND (EXCEPTING THEREFROM THE EAST 16.00 FEET OF SAID LOT 40) IN BLOCK 4 IN L. E. CRANDALL'S GRAYLAND SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE NORTH/SOUTH ALLEY, NOW VACATED, LYING WEST OF AND ADJOINING LOT 28 IN BLOCK 1 IN L. E. CRANDALL'S GRAYLAND SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THAT PART OF THE EAST AND WEST ALLEY, NOW VACATED, LYING NORTH OF AND ADJOINING THE WEST 9.00 FEET OF LOT 22 AND NORTH OF AND ADJOINING LOTS 23, 24, 25, 26, 27 AND 28 AND NORTH OF AND ADJOINING THE NORTH AND SOUTH ALLEY, NOW VACATED, LYING WEST OF AND ADJOINING LOT 28 AFORESAID AND LYING SOUTH OF AND ADJOINING LOTS 29, 30, 31, 32, 33, 34 AND 35, ALL IN BLOCK 1 IN L. E. CRANDALL'S GRAYLAND SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH,

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## LEGAL DESCRIPTION (continued)

RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

