

UNOFFICIAL COPY

Doc#: 2411320066 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/22/2024 9:45 AM Pg: 1 of 3

Dec ID 20240401667983
ST/Co Stamp 1-350-402-352 ST Tax \$80.00 CO Tax \$40.00
City Stamp 2-077-917-488 City Tax \$84.00

WARRANTY DEED

Limited Liability Company to Individual

YTS-1027704
This agreement, made this 1st day of April 2024, between Bigger Picture Realty, LLC- 12034 S. Perry Ave. Series a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Chucky Funky LLC, an Illinois Limited Liability Company


party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

COMMONLY KNOWN AS: 12034 South Perry Avenue, Chicago, IL 60628

PIN: 25-28-213-028-0000



SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2024 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

REAL ESTATE TRANSFER TAX		16-Apr-2024
	CHICAGO:	600.00
	CTA:	240.00
	TOTAL:	840.00 *

25-28-213-028-0000 | 20240401667983 | 2-077-917-488

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		16-Apr-2024
	COUNTY:	40.00
	ILLINOIS:	80.00
	TOTAL:	120.00

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, the day and year first above written.

Bigger Picture Realty, LLC- 12034 S. Perry Ave.

Series _____

Name of Corp. _____

By: _____

Its Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF ~~Cook~~)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Samuel Karkwaed, personally known to me to be the Managing Member of, Bigger Picture Realty, LLC- 12034 S. Perry Ave. Series, an Illinois Limited Liability 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 severally acknowledged that as such Managing Member they signed, sealed and delivered the said instrument and caused the corporate seal of said Limited Liability Company to be affixed thereto, pursuant to authority, given by the Board of Directors of said Limited Liability Company as their free and voluntary act, and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of April, 20 24

Commission expires 11/15, 20 25

Linda Kay Williams
NOTARY PUBLIC

This instrument prepared by :

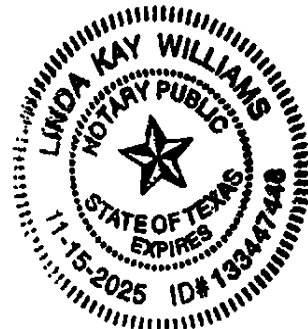
MAIL TO:

Brilliant Blocks Inc
12718 S. Laflin Street
Calumet Park IL 60827

SEND SUBSEQUENT TAX BILLS TO:

Brilliant Blocks Inc
12718 S. Laflin Street
Calumet Park IL 60827

Recorder's Office Box No. _____



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25-28-213-028-0000

LOT 11 IN PERRY HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 AND THE EAST 8 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office