

011
246 NW 05% 2205k



WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2413102240 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/10/2024 3:13 PM Pg: 1 of 2

Dec ID 20240501697311
ST/Co Stamp 0-272-382-256 ST Tax \$157.00 CO Tax \$78.50
City Stamp 1-199-913-264 City Tax \$1,648.50

THE GRANTOR, MS5 HOLDINGS, LLC, an Illinois limited liability company of Naperville, of the County of DuPage, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEYS and WARRANTS to

YCF AND SAV GROUP LLC, an Illinois limited liability company of 2401 W. LEXINGTON STREET, #1, CHICAGO, IL 60612, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal: THE EAST 16 FEET 10 INCHES OF LOT 12 AND (EXCEPT THE EAST 12 FEET 10 1/2 INCHES) OF LOT 11 IN BLOCK 2 IN GRANVILLE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2023 2nd installment and subsequent years, covenants, conditions, restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index number: 20-09-113-017-0000
Address of Real Estate: 727 W. 50th Pl., Chicago, IL 60609

DATED this 3 day of May, 2024.

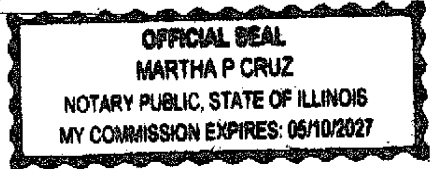
MS5 HOLDINGS, LLC

By Mansoor Sheikhani, Manager

State of Illinois }
County of Cook } ss.

I, Martha P Cruz the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Mansoor Sheikhani, Manager of MS5 HOLDINGS, LLC, 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, including the release and waiver of the right of homestead.

Given under my hand and seal, this 3 day of May, 2024.
Commission expires: _____
Martha P Cruz
Notary Public



UNOFFICIAL COPY

WARRANTY DEED
Individual to Individual

MS5 HOLDINGS, LLC

TO

YCF AND SAV GROUP LLC

This instrument was prepared by:

Law Offices of Mari-Kathleen S. Zaraza, P.C.
5634 N. Kerbs Ave.
Chicago, IL 60646

Mail Recorded Deed to:

Hugo A. Ortiz, Esq.
4548 S. Ashland Ave.
Chicago, IL 60609

Send Subsequent Tax Bills to:

YCF AND SAV GROUP LLC
727 W. 50th Pl.,
Chicago, IL 60609