

# UNOFFICIAL COPY

## JUDICIAL SALES DEED

**THIS INDENTURE, made this 28<sup>th</sup> day of June, 2024, between Alex Tzallas, not in his individual capacity, but solely as the Court Appointed Sales Officer in that matter captioned The White 401(k) Plan v. Elite Invest. LLC Series 1050, an Illinois limited liability company, et al., Case No. 2023 CH 06192 (the "Grantor") pursuant to a judgement of foreclosure and order appointing selling officer entered November 10, 2023, and AR Invest Group LLC, an Illinois limited liability company (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does HEREBY GRANT, TRANSFER AND CONVEY unto the Grantee, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:**

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the GRANTEE, its successors and assigns forever.

**LOT 225 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 20-30-222-004-0000**

**COMMONLY KNOWN AS: 7309 S. Paulina Street, Chicago, IL 60636**

Doc#: 2419302288 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/11/2024 1:06 PM Pg: 1 of 5

Dec ID 20240701644742

ST/Co Stamp 2-131-325-744 ST Tax \$100.00 CO Tax \$50.00

City Stamp 1-960-375-088 City Tax \$1,050.00

FIDELITY NATIONAL TITLE CH24009872

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**IN WITNESS WHEREOF**, said party of the first part has executed this Judicial Sales Deed as of the day and year first above written.

**Alex Tzallas, not in his individual capacity, but solely as the Court Appointed Sales Officer in that matter captioned The White 401(k) Plan v. Elite Invest, LLC Series 1050, an Illinois limited liability company, et al., Case No. 2023 CH 06192**

Name: \_\_\_\_\_  
Title: Court Appointed Sales Officer

Property of Cook County Clerk's Office

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STATE OF ILLINOIS        )  
                                      ) SS  
COUNTY OF COOK        )

I, Michelle M. Musto, a Notary Public in and for said County in the State aforesaid, do hereby certify that **ALEX TZALLAS**, 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 is duly authorized to sign and deliver said instrument of his own free and voluntary act and pursuant to Order entered in the matter currently pending in the Circuit Court of Cook County, Illinois and captioned The White 401(k) Plan v. Elite Invest, LLC Series 1050, an Illinois limited liability company, et al., Case No. 2023 CH 06192, authorizing Alex Tzallas to execute this Deed, for the uses and purposes therein set forth.

Given under my hand and seal this 27th day of June, 2024.

Michelle M. Musto  
Notary Public

My Commission expires 08/02/2025



This instrument prepared by:

Matthew L. Hendricksen, Esq.  
Plunkett Cooney, P.C.  
221 N. LaSalle Street, Suite 3500  
Chicago, IL 60601

**MAIL TO:**

**AR Invest Group LLC**  
**Attn: Refael Suissa, Manager**  
**and Alon Sumagin, Manager**  
**9131 Kilbourn Avenue**  
**Skokie, IL 60076**

GRANTEE'S ADDRESS

**SEND SUBSEQUENT TAX BILLS TO:**

**AR Invest Group LLC**  
**Attn: Refael Suissa, Manager**  
**and Alon Sumagin, Manager**  
**9131 Kilbourn Avenue**  
**Skokie, IL 60076**

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## EXHIBIT A

**Order No.:** CH24009872

**For APN/Parcel ID(s):** 20-30-222-004-0000

**For Tax Map ID(s):** 20-30-222-004-0000

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LOT 225 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**REAL ESTATE TRANSFER TAX**

09-Jul-2024



<b>COUNTY:</b>	50.00
<b>ILLINOIS:</b>	100.00
<b>TOTAL:</b>	150.00

20-30-222-004-0000

| 20240701644742 | 2-131-325-744

**REAL ESTATE TRANSFER TAX**

09-Jul-2024



<b>CHICAGO:</b>	750.00
<b>CTA:</b>	300.00
<b>TOTAL:</b>	1,050.00 *

20-30-222-004-0000 | 20240701644742 | 1-960-375-088

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

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