

# UNOFFICIAL COPY

Doc#: 2422514472 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/12/2024 2:41 PM Pg: 1 of 3

Dec ID 20240701668226

ST/Co Stamp 0-866-383-664 ST Tax \$1,050.00 CO Tax \$525.00

City Stamp 1-403-254-576 City Tax \$11,025.00

**GIT**

41081170 (1/3)

## **WARRANTY DEED ILLINOIS STATUTORY**

**THE GRANTOR, COUNTRY HOLDINGS 3 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, for TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **GRANTEES, 11613 VINCENNES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**


**SUBJECT TO:** covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: **25-19-406-003-0000**

Address of Real Estate: **11611-13 South Vincennes Avenue,  
Chicago, IL 60643**

Dated this 30<sup>th</sup> day of July, 2024.

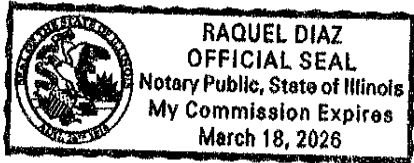
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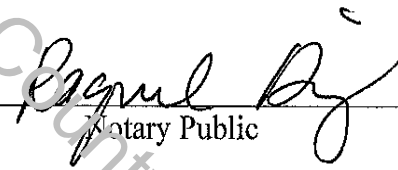
  
 \_\_\_\_\_  
**COUNTRY HOLDINGS 3 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**  
 Anand Sheth, Manager

STATE OF ILLINOIS        )  
   ) ss.  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Anand Sheth, as COUNTRY HOLDINGS 3 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30<sup>th</sup> day of July 2024.



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

My commission expires on March 18, 2026.

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**Prepared By:**  
 Reveliotis Law, PC  
 1030 Higgins, Suite 101  
 Park Ridge, IL 60068

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**Mail To:**  
 Zlatkin Cann Entertainment  
 4245 N. Knox Ave.  
 Chicago, IL 60641

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**Name & Address of Taxpayer:**  
 11613 Vincennes LLC  
 211 Spring Rd. #310  
 Northfield, IL  
 60093


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## EXHIBIT A

LOT 24 IN BLOCK 6 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THAT PART LYING EAST OF DUMMY TRACK OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 11611-13 South Vincennes Avenue, Chicago, IL 60643  
Tax Number: 25-19-406-003-0000.

REAL ESTATE TRANSFER TAX		09-Aug-2024	
		<b>COUNTY:</b>	525.00
		<b>ILLINOIS:</b>	1,050.00
		<b>TOTAL:</b>	1,575.00
25-19-406-003-0000   20240701668226   0-866-383-664			

REAL ESTATE TRANSFER TAX		09-Aug-2024	
		<b>CHICAGO:</b>	7,875.00
		<b>CTA:</b>	3,150.00
		<b>TOTAL:</b>	11,025.00 *
25-19-406-003-0000   20240701668226   1-403-254-576			
* Total does not include any applicable penalty or interest due.			