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PREPARED BY:

Joseph A. LaZara
7246 W. Touhy
Chicago, IL 60631

Doc#. 2031607086 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/11/2020 10:05 AM Pg: 1 of 2

MAIL TAX BILL TO:

Country Holdings 3 LLC
23 N. Wabash Ave.
Chicago, IL 60602

Dec ID 20201001620773
ST/CO Stamp 0-157-484-000 ST Tax \$230.00 CO Tax \$115.00
City Stamp 0-901-676-512 City Tax: \$2,415.00

MAIL RECORDED DEED TO:

Nicholas Perino
17 N. Wabash, Suite 620
Chicago, IL 60602

WARRANTY DEED

(ILLINOIS)

THE GRANTOR(S), 2624 Armitage LLC, an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Country Holdings 3 LLC, an Illinois limited liability company, of 23 N. Wabash Avenue, Chicago, Illinois 60602, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

COMMERCIAL PARCEL 1 UNIT 1B:

THAT PART OF LOT 17 IN GRAY AND ADAMS SUBDIVISION OF LOTS 1 TO 9 AND LOTS 28 TO 31 OF BLOCK 4 IN S. STEVEN'S SUBDIVISION OF 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 17; THENCE N00°0'0"E, AN ASSUMED BEARING ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 8.91 FEET; THENCE N90°0'0"E, A DISTANCE OF 3.90 FEET TO THE POINT OF BEGINNING; THENCE N90°0'0"E, A DISTANCE OF 16.20 FEET; THENCE N0°0'0"E, A DISTANCE OF 39.20 FEET; THENCE N90°0'0"E, A DISTANCE OF 4.75 FEET, THENCE N00°0'0"E, A DISTANCE OF 17.85 FEET; THENCE N90°0'0"W, A DISTANCE OF 8.55 FEET; THENCE N0°0'0"E, A DISTANCE OF 12.35 FEET; THENCE N90°0'0"W, A DISTANCE OF 10.35 FEET; THENCE S0°0'0"W, A DISTANCE OF 17.50 FEET; THENCE N90°0'0"W, A DISTANCE OF 1.55 FEET; THENCE S0°0'0"W, A DISTANCE OF 40.65 FEET; THENCE N90°0'0"E, A DISTANCE OF 0.35 FEET; THENCE S0°0'0"W, A DISTANCE OF 8.20 FEET; THENCE S0°0'0"W, A DISTANCE OF 0.35 FEET; THENCE S0°0'0"W, A DISTANCE OF 4.10 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 18.18 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 30.00 FEET (CHICAGO CITY DATUM).

COMMERCIAL PARCEL 2 UNIT 1A:

THAT PART OF LOT 16 IN GRAY AND ADAMS SUBDIVISION OF LOTS 1 TO 9 AND LOTS 28 TO 31 OF BLOCK 4 IN S. STEVEN'S SUBDIVISION OF 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16; THENCE N00°0'0"E, AN ASSUMED BEARING ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 8.93 FEET; THENCE N90°0'0"W, A DISTANCE OF 3.85 FEET TO THE POINT OF BEGINNING; THENCE N90°0'0"W, A DISTANCE OF 16.30 FEET; THENCE N0°0'0"E, A DISTANCE OF 39.20 FEET; THENCE N90°0'0"W, A DISTANCE OF 4.80 FEET; THENCE N0°0'0"E, A DISTANCE OF 17.85 FEET; THENCE

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N90°0'0"E, A DISTANCE OF 8.55 FEET; THENCE N00°0'0"E, A DISTANCE OF 12.35 FEET; THENCE N90°0'0"E, A DISTANCE OF 10.30 FEET; THENCE N0°0'0"E, A DISTANCE OF 12.35 FEET; THENCE N90°0'0"E, A DISTANCE OF 10.35 FEET; THENCE S0°0'0"W, A DISTANCE OF 17.55 FEET; THENCE N90°0'0"E, A DISTANCE OF 1.35 FEET; THENCE S0°0'0"W, A DISTANCE OF 52.95 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 18.18 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 30.00 FEET (CHICAGO CITY DATUM).


THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 13-36-229-087-0000

Commonly known as: 2624 W. Armitage Avenue, Units 1B and 1A, Chicago, IL 60647

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 12 day of OCTOBER, 2020.

2624 Armitage LLC, an Illinois limited liability company

By 
Malgorzata Rybska, Authorized Member or Manager

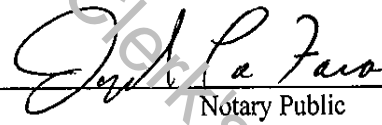
STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Malgorzata Rybska, personally known to me to be the Authorized Member or Manager of 2624 Armitage LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12 day of OCTOBER, 2020


Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____.

