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Doc#: 2032008053 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/17/2020 09:47 AM Pg: 1 of 4

Dec ID 20201001626946
ST/CO Stamp 0-861-896-160 ST Tax \$1,325.00 CO Tax \$662.50
City Stamp 0-176-004-576 City Tax: \$13,912.50

WARRANTY DEED

ILLINOIS STATUTORY

CC# 1200292140
AKO

THE GRANTOR, 2219 CLYBOURN PROPERTIES LLC, an Illinois limited liability company of 118 East Erie, Chicago, Illinois 60611, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CHURCHFIELD INVESTMENTS, L.L.C., an Illinois limited liability company, GRANTEE, of 3101 N. Kedzie, Unit No. 1, Chicago, Illinois 60618, 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: real estate taxes for tax year 2020 and subsequent years not yet due and payable; any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the subject property; easements, or claims of easements not shown by the public records; party wall rights of the owners of the property northwest and adjoining, as disclosed by survey number 96-353 prepared by John D. McTigue dated September 16, 1996; and any and all possible rights and obligations relating thereto; and any and all acts of Grantee.

Permanent Index Number: 14-32-108-028-0000

Address of Real Estate: 2219-2221 N. Clybourn Avenue, Chicago, Illinois 60614

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Dated this 13th day of October, 2020.

2219 CLYBOURN PROPERTIES LLC, an Illinois limited liability company

By: *Helene R. Kramer*
Helene R. Kramer, as Successor Trustee of the Seymour N. Bartlett Revocable Trust dated November 14, 1989, as Manager

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Helene R. Kramer, as Successor Trustee of the Seymour N. Bartlett Trust dated November 14, 1989, as Manager of the **2219 CLYBOURN PROPERTIES LLC**, an Illinois limited liability company, is 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 she signed, sealed and delivered the instrument as her free and voluntary act as Successor Trustee, and the voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of October, 2020.

Haley R Kim
Notary Public

My commission expires: 5/9/2022



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Prepared By:

Kurt J. Anderson, Esq.
Patzik, Frank & Samotny Ltd.
200 S. Wacker Drive, Suite 2700
Chicago, Illinois 60606

After Recording Mail To:

Daniel B. Pappano, Esq.
Smith, Hemmesch, Burke & Kaczynski
10 S. LaSalle Street, Suite 2660
Chicago, IL 60603

Name & Address of Taxpayer:

Churchfield Investments, L.L.C.
3101 N. Kedzie, Unit No. 1
Chicago Illinois 60618

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EXHIBIT A LEGAL DESCRIPTION

Lots 18 and 19 in Block 4 in George M. High's Subdivision of the East ½ of Block 15 of Sheffield's Addition to Chicago in the Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Property Address: 2219-2221 N. Clybourn Avenue, Chicago, IL 60614

PIN: 14-32-108-028-0000

Property of Cook County Clerk's Office