

# UNOFFICIAL COPY



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21 GNLW 048188 3/2

Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY

Doc#: 2110601029 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/16/2021 05:42 AM Pg: 1 of 3

Dec ID 20210401684916  
ST/CO Stamp 2-027-984-400 ST Tax \$100.00 CO Tax \$50.00  
City Stamp 2-086-547-984 City Tax: \$1,050.00

THE GRANTOR, AAA REAL ESTATE MANAGEMENT, LLC, an Illinois Limited Liability Corporation in good standing, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warranty to Cerberus RE LLC all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

LOT 33 IN VICTORY HEIGHTS SECOND ADDITION, BEING A SUBDIVISION OF THE SOUTH <sup>60643</sup> 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 330 FEET THEREOF) IN COOK COUNTY, ILLINOIS, <sup>\*OF 12219 S. Throop Chicago IL</sup>

To hold in FEE SIMPLE ABSOLUTE, hereby waiving all rights, homestead rights and claims thereto.

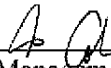
**SUBJECT TO:**

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 25-29-117-019-0000

Address of Real Estate: 12219 South Throop St., Chicago, IL 60643

Dated: April 2, 2021

  
\_\_\_\_\_  
AAA Real Estate Management, LLC  
By: Ari Cohen, as appointed by the Sole Manager

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STATE OF ILLINOIS )

) ss.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ari Cohen, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal on 3/31/2021.



(Notary Public)

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**Prepared By:** Ira Piltz  
8170 Mc Cormick Blvd, Suite 116  
Skokie, IL 60076

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**Mail To/Name and Address of Taxpayer:**  
CERBERUS RE LLC  
10805 S. Halsted St.  
Chicago, IL 60628

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 21GNW048188SK

For APN/Parcel ID(s): 25-29-117-019-0000

LOT 33 IN VICTORY HEIGHTS SECOND ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 330 FEET THEREOF) IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office