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21CNU850062WC
WARRANTY DEED

Doc# 2125607465 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2021 11:21 AM Pg: 1 of 2

Dec ID 20210801657252
ST/CO Stamp 1-156-946-704 ST Tax \$256.00 CO Tax \$128.00

The Grantor,

1405 Clinton, LLC,

an Illinois Limited Liability
Company,

(the above space for Recorder's use only)

for and in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, in hand paid, does hereby convey and warrant to the grantee, Abraham Arechiga, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 45 AND 46 IN BLOCK 43 IN WALLECK'S SUBDIVISION OF BLOCKS 43 AND 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 16-19-121-002-0000
16-19-121-003-0000

Address of Real Estate: 1405 Clinton Avenue, Berwyn, Illinois 60402

Subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways; (c) party wall rights and agreements if any, (d) existing leases and tenancies if any (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed (g) mortgage or trust deed specified below, if any; (h) general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements.

In Witness Whereof, said Grantor has caused its name by its authorized signatory to be signed to these presents, this 1st day of September, 2021.

1405 CLINTON, LLC

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
OK 9.1.2021 \$2560.00
COLLECTION DEPARTMENT

BY: Donna Johnson (SEAL)
Donna Johnson, Managing Member

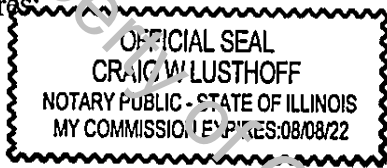
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State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONNA JOHNSON, Managing Member, personally known to me to be authorized signatory of 1405 CLINTON, LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such authorized signatory, she signed and delivered the said instrument, as the free and voluntary act and deed of said limited liability corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of September, 2021.

Commission expires:



Craig W. Lusthoff
NOTARY PUBLIC

This instrument was prepared by: Craig W. Lusthoff
Attorney at Law
2914 S. Harlem Avenue, P. O. Box 190
Riverside, IL 60546-0190

Mail to:

Abraham Arechiga
2455 South Damen Ave
Chicago, IL 60608

Send Subsequent Tax Bills to:

Abraham Arechiga
2455 South Damen Ave
Chicago, IL 60608