

# UNOFFICIAL COPY

## WARRANTY DEED

### INSTRUMENT PREPARED BY :

Michael Forkan  
Forkan Law  
2519 N. California Avenue  
Chicago, Illinois 60647

### MAIL TO:

Casa Chingon, LLC  
2236 N. Western Ave.  
Chicago IL 60647

### MAIL TAX BILLS TO:

CASA CHINGON, LLC  
2236 N. Western Ave.  
Chicago, IL 60647

Doc#. 2134842085 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/14/2021 11:20 AM Pg: 1 of 2

Dec ID 20211201667733  
ST/CO Stamp 1-142-928-016 ST Tax \$1,205.00 CO Tax \$602.50  
City Stamp 1-861-317-264 City Tax: \$12,652.50

THIS SPACE RESERVED FOR RECORDER

THE GRANTOR, 2236 WESTERN LLC, An Illinois Limited Liability Company duly incorporated under the laws of the State of Illinois pursuant to the authority of its Members, for and in consideration of TEN DOLLARS, cash in hand paid, does **REMISE, RELEASE, ALIEN, CONVEYS and WARRANTS** to GRANTEE, CASA CHINGON, LLC, An Illinois Limited Liability Company, duly incorporated under the laws of the State of Illinois pursuant to the authority of its Members, whose principal office is located at 2823 W. Armitage Chicago, IL 60647, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and their heirs and assigns IN FEE SIMPLE FOREVER, the following described real estate in the County of Cook, State of Illinois, to wit:

### LEGAL DESCRIPTION:

THE NORTH 29 FEET OF LOT 1 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 36), THE SOUTH 14 FEET OF LOT 2 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 36) IN BLOCK 3, IN PERRY P. POWELL'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 7, 9, 10, AND 11 IN PERRY P. POWELL'S SUBDIVISION OF LOTS 3 AND 5 IN THE CIRCUIT COURT PARTITION OF THE POWELL ESTATE IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: **2236 N. Western Avenue Chicago, IL 60647**  
PIN: **13-36-213-025-0000**

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said

Chicago Title  
JIGSA492044NL  
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