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WARRANTY DEED

This instrument was prepared by:
Bardia Fard
Acumen Law Group LLC
79 W. Monroe, Suite 819
Chicago, Illinois 60603



Doc# 2134912037 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2021 09:57 AM PG: 1 OF 3

+ an Illinois limited liability company

THE GRANGOR, FORTE HOLDINGS, LLC 8516 S. COMMERCIAL, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, CULVER'S TRANSPORTATION, INC., all interest in the following described K. al Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

LOTS 42 THROUGH 45, BOTH INCLUSIVE IN BLOCK 24 IN THE CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY) OF SECTION 31, TOWNSHIP 38 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 8505-8517 SOUTH COMMERCIAL, CHICAGO, ILLINOIS

P.I.N.:

21-31-420-003; 21-31-420-004

PARCEL 2:

LOTS 8 THROUGH 17, BOTH INCLUSIVE, AND LOT 18 (EXCEPT THE SOUTH 13 FEET THEREOF) IN BLOCK 25 OF THE CIRCUIT COURT PARTIITION IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 8516-42 SOUTH COMMERCIAL, CHICAGO, ILLINOIS

P.I.N.:

21-31-419-028; 21-31-419-029; 21-31-419-030; 21-31-419-031; 21-31-419-032;

21-31-419-033; 21-31-419-034; 21-31-419-035; 21-31-419-036; 21-31-419-037

SUBJECT TO: covenants, conditions and restrictions of record, if any, private, public and utility easements and roads and highways, installments not due at the date hereof of any special tax or assessment for improvements heretofore above, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) and acts of the Grantee.

TO HAVE AND TO HOLD said premises forever.

S P S M Y Y SC Y E N 200

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In witness whereof, said party of the first part has hereunto set their hands and seal on the day and year first above written.

DATED this 29 day of November, 2021.

FORTE HOLDINGS, LLC 8516 S. COMMERCIAL

By: My for

an III. rois limeted liability compare

Its: Manager.
Albas Ford Manager

STATE OF ILLINOIS

) 58.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ABAS FARD, the MANAGER of FORTE HOLDINGS, LLC 8516 S. COMMERCIAL, as trustee and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and voluntary of said trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this

day of November, 2021.

Notary Public

BARDIA FARD
OFFICIA OSAL
Notary Public - State of Illinois
My Commission Expires
February 02, 2025

REAL ESTATE TO	RANSFER	TAX	
	(8)	COUNTY:	03-Dec-2021 142.50
21-31-420-00	3-0000	TOTAL:	285.00 427.50 1-503-728-272

REAL ESTATE TRANS	SFER TAX	03-Dec-2021
	CHICAGO:	2,137.50
化 原键	CTA:	855.00
	TOTAL:	2.992.50 *
21-31-420-003-0000	20211101653356	0-465-298-064

^{*} Total does not include any applicable penalty or interest due.

2134912037 Page: 3 of 3

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MAIL TO:	SEND SUBSEQUENT TAX BILLS TO
CULVERS TRANSPORTINGS DIC	CULVERS TRANSPORTATION INC
P.O. Box 16244	P.O. Box 16244
Hicago II 60616	Chyco IL Golde
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