

# UNOFFICIAL COPY

Doc#. 2201006181 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2022 03:55 PM Pg: 1 of 2

## WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 950  
Chicago, IL 60602

Dec ID 20220101689459  
ST/CO Stamp 1-356-539-536 ST Tax \$1,750.00 CO Tax \$875.00  
City Stamp 0-374-810-256 City Tax: \$18,375.00

THE GRANTOR, **ARTHURCO LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Managers pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **KLEIN FAMILY III INVESTMENT COMPANY, LLC**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 154 AND 155 IN ARTHUR AVENUE SUBDIVISION OF THE 26 ACRES, BEING 6 CHAINS NORTH OF THE SOUTHWEST CORNER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 11-31-318-003-0000

Address of Real Estate: 2043<sup>2045</sup> W. Arthur Ave., Chicago, IL 60645

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee; TO HAVE AND TO HOLD said premises forever.

*[Signature Page Follows]*

AFTER RECORDING, MAIL TO:

TAMID Management

1105 Milwaukee Ave

Riverwoods, IL 60015

SEND SUBSEQUENT TAX BILLS TO:

TAMID Management

1105 Milwaukee Ave

Riverwoods, IL 60015

