UNOFFICIAL COP

WARRANTY DEED

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

Doc#. 2201006181 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/10/2022 03:55 PM Pg: 1 of 2

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 ne 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 polic, 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 HI 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 AYENUE 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 W. Arthur Ave., Chicago, L. 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 Office forever.

[Signature Page Follows]

SEND SUBSEQUENT TAX BILLS TO: AFTER RECORDING, MAIL TO: TAMID Management
1105 Milwaukee Ave 1105 Milwauter Ave Piverwoods, 12 60015 Riverwoods, IL GOOLS

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leo Pakach and Pol Sikar, being the Managers of Arthurco LLC, an Illinois limited liability company ("Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers, they signed and delivered the said instrument and caused the seal of said Company, to be affixed thereto pursuant to the authority given by the operating agreement of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 16 day of Decemor, 2021.

Notary Public

CI-EICIAL SEAL
ALEXALIDER DEMCHENKO
NOTARY PUBLIC - TATE OF ILLINOIS
MY COMMISSION EXPIRES 11:07:22

REAL ESTATE TRANSFER TAX		06-Jan-2022
#35	CHICAGO:	13,125.00
	CTA:	5,250.00
	TOTAL:	18,375.00
11-31-319-003-0000	20220101689459	0-374-810-256

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

REAL ESTATE TRANSFER T	AX	CG-Jan-2022
-5.7%	COUNTY:	876 60
ST ST	ILLINOIS	1,750 00
No. of the second	TOTAL:	2,625,00
11-31-319-003-0000	20220101689459	1-356-539-536