

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)



Doc# 2201222041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2022 10:41 AM PG: 1 OF 2

TRULY
TITLE
21009447

2024

THIS INDENTURE
WITNESSETH

THE ABOVE SPACE FOR RECORDER'S USE ONLY

That the Grantor, **CHICAGO PROPERTY PORTFOLIO, LLC**, a Illinois Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the member of said limited liability company, hereby **CONVEYS** and **WARRANTS** to **67 UNIT PORTFOLIO HOLDINGS, LLC**, an Illinois Limited Liability Company, whose address is 41 Maujer Street, Brooklyn, NY 11206, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:


LEGAL DESCRIPTION:



THE SOUTH 2 1/2 FEET OF LOT 19 AND ALL OF LOTS 20 AND 21 IN BLOCK 2 IN 79TH STREET ADDITION TO CHELTENHAM BEACH, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF BALTIMORE AND OHIO RAILROAD, IN COOK COUNTY, ILLINOIS.

Property Index No.: 21-31-102-009-0000
Property Address: 7937-39 S. Essex Ave, Chicago, IL 60617

The aforementioned property is not Homestead Property under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) general real estate taxes not yet due and payable; (2) covenants, conditions and restrictions of record; (3) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the subject real estate.

REAL ESTATE TRANSFER TAX	12-Jan-2022
 CHICAGO:	3,345.00
CTA:	1,338.00
TOTAL:	4,683.00 *

REAL ESTATE TRANSFER TAX	12-Jan-2022
  COUNTY:	223.00
ILLINOIS:	446.00
TOTAL:	669.00

21-31-102-009-0000 | 20211201671011 | 1-069-561-488

21-31-102-009-0000 | 20211201671011 | 1-076-246-160

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

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date: 12/15/21.

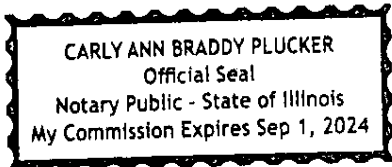
CHICAGO PROPERTY PORTFOLIO, LLC,
a Illinois Limited Liability Company

By: [Signature]
Chris Amatore
Its: Manager

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that **CHRIS AMATORE** is manager of **Chicago Property Portfolio, LLC**, an Illinois limited liability 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 acknowledged that he signed and delivered the said instrument of his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: December 15, 2021.



[Signature]
Notary Public
My commission expires 9/1/24

After Recording Mail to:

The Law Office of Yisroel Y. Leshkowitz
45 Broadway, Suite 3010
New York, NY 10006

Send Subsequent Tax Bills to:

67 Unit Portfolio Holdings, LLC
41 Maujer Street
Brooklyn, NY 11206

This Instrument Was Prepared by:
Whose Address Is:

The Law Office of John M. Duggan
782 Busse Hwy.
Park Ridge, IL 60068