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Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

1/2
21GNW0482425/K



22021190170

Doc# 2202119017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/21/2022 11:30 AM PG: 1 OF 6

Property of Cook County Clerk's Office

THE GRANTOR, LIEN GROUP LLC, an Illinois Limited Liability Corporation in good standing, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to Asian Improv Arts: Midwest, an Illinois not-for-profit corporation, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

1 OF 4875 ELSTON Chicago IL 60630

LOTS 39 AND 40 IN WILLIAM H. BRITIGAN'S LAWRENCE AVENUE RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

To hold in FEE SIMPLE ABSOLUTE, hereby waiving all rights and claims thereto.

SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 13-10-315-038-0000

Address of Real Estate: 4875-4879 N. Elston Ave., Chicago, IL 60630

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LEGAL DESCRIPTION

LOTS 39 AND 40 IN WILLIAM H. BRITIGAN'S LAWRENCE AVENUE RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-10-315-038-0000
Address of Real Estate: 4875-4879 N. Elston Ave., Chicago, IL 60630

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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118 N. CLARK ST. ROOM 120
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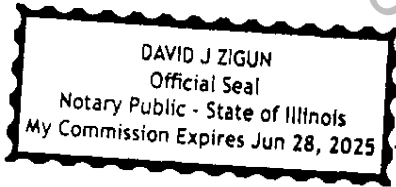


Lien Group LLC
By: Jacob Counne, Sole Member and Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jacob Counne**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal on 1/6/22.




 (Notary Public)

Prepared By: Ira Piltz
8170 Mc Cormick Blvd, Suite 116
Skokie, IL 60076

Mail To:

Richard Rappold
3008. Wacker Dr #1700
Chicago IL 60606
Name and Address of Taxpayer:

Asian Improv Arts: Midwest e/o JASC
4427 Clark
Chicago IL 60640

Exempt under Real Estate Transfer Tax Law 26 ILCS 200/1-1
sub par. Ex B and Cook County Ord. 83-0-27 per.
Date Jan 21st, 2022 sign. 

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**COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1327**

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13-10-315-038-0000 | 20220101688602 | 1-710-876-304
Total does not include any applicable penalty or interest due.

CHICAGO:	0.00
CTA:	1,395.00
TOTAL:	1,395.00 *

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

UNOFFICIAL COPY



13-10-315-038-0000

20220101688602 | 0-095-839-888

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 1201
 CHICAGO, IL 60602-1387