



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
 (Company to Company)

UNOFFICIAL COPY



2207357024

Doc# 2207357024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/14/2022 02:37 PM PG: 1 OF 2

THE GRANTOR, T & B Ventures, LLC, an Illinois 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEY(S)** and **WARRANT(S)** to 2244 W. Armitage, LLC, an Illinois Limited Liability Company (GRANTEE'S ADDRESS) 501 North Clinton Street, #3403, Chicago, Illinois 60654 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 47 IN BLOCK 19 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, 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).

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 14-31-137-026-0000

Address(es) of Real Estate: 2244 West Armitage Avenue, Chicago, Illinois 60622-5431

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managers, this 17th day of December, 2021.

T & B Ventures, LLC
 an Illinois Limited Liability Company

By: [Signature]
 Gary Treinkman, Manager

By: [Signature]
 Stanley Boduch, Manager

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gary Treinkman and Stanley Boduch, personally known to me to be the Managers of the T & B Ventures, LLC an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Managers, they signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by the Board of Managers of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of December, 2021.






Kathy Hudy (Notary Public)

Prepared By:
Daniel G. Lauer (Attorney at Law)
1424 W. Division Street
Chicago, Illinois 60642

Mail To:
Ivan Fuljic, Esq.
10 S. LaSalle Street
Suite 2920
Chicago, Illinois 60603-1024

Name & Address of Taxpayer:
2244 W. Armitage, LLC
501 N. Clinton Street, #3403
Chicago, Illinois 60654

REAL ESTATE TRANSFER TAX		30-Dec-2021
	COUNTY:	1,010.00
	ILLINOIS:	2,020.00
	TOTAL:	3,030.00
14-31-137-026-0000 20211201675545 1-017-969-296		

REAL ESTATE TRANSFER TAX		30-Dec-2021
	CHICAGO:	15,150.00
	CTA:	6,060.00
	TOTAL:	21,210.00
14-31-137-026-0000 20211201675545 1-503-525-520		
* Total does not include any applicable penalty or interest due.		