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Doc#. 2210501136 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/15/2022 08:47 AM Pg: 1 of 2

ILLINOIS STATUTORY WARRANTY DEED LLC TO INDIVIDUAL Dec ID 20220401681135 ST/CO Stamp 1-100-483-472 ST Tax \$535.00 CO Tax \$267.50 City Stamp 1-709-837-200 City Tax: \$5,617.50

THE GRANTOR(S)

TRIWIN INVESTMENTS
INTERNATIONAL LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY.
OF THE VILLAGE OF WHEELING,
COOK COUNTY, STATE OF ILLINOIS.
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICIENCY OF WHICH IS HEREBY
ACKNOWLEDGED, CONVEY(S) AND WARRANT(S) TO

ANGELA FERGUSON, A SYNGLOW PERSON OF 2522 W CHICAGO AVE., IN THE CITY OF CHICAGO, COOK QUINTY AND STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF COOK, TO-WIT:

LOT 109 (EXCEPT THE NORTH 3 FEET THEREOF) AND THE NORTH 7 FEET OF LOT 108 IN HINKAMP AND COMPANY'S BELMONT AVENUE SUBDIVISION, BEING A RESUBDIVISION OF PART OF OLIVER L. WATSON'S BELMONT HEIGHTS ADDITION TO CHICAGO, IN THE SOUTH EAST 1./4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE KEAL ESTATE

PERMANENT TAX IDENTIFICATION NO: 13-19-416-019-0000

PROPERTY ADDRESS: 3354 N RUTHERFORD AVE., CHICAGO IL 60634

05) 1/2 22GNW197445VH

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DATED THIS 12 th DAY OF <u>APRIL 2022</u>
TRIWIN INVESTMNTS INTERNATIONAL LLC
BY: Michael Freeman, Assistant Secretary for Triwin Management, Ltd - Manager for Triwin Investments International, LLC
STATE OF IL L'INOIS_)
COUNTY OF COOK_)
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DC LFREBY CERTIFY THAT MICHAEL FREEMAN, ASSISTANT SECRETARY OF TRIWIN MANAGEMENT, LTD, AN ILLINOIS CORPORATION, PERSONALLY KNOWN TO LAL 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, SEALED AND DELIVERED THIS SAID INSTRUMENT AS HIS FREL AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 12 TH DAY OF <u>APRIL</u> 2022
NOTARY PUBLIC "OFFICIAL SEAL" CHIFUN FREEMAN Notar, Public, State of Illinois My Comn. issign Expires 5/22/2022
AFFIX TRANSFER STAMPS ABOVE OR THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH, SECTION 4 OF SAID ACT. DATE:DATE:
THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN
P.O. BOX 1183, WHEELING, ILLINOIS 60090
RETURN TO: SEND SUBSEQUENT TAX BILLS TO
Angelo Ferguson DNP FNP-C Angelo Ferguson DNP FNP-C 3354 N. Rutherford Are Chicago IL Gob34 Chicago IL Gob34