

# UNOFFICIAL COPY



Chicago Title Insurance Company

## Warranty DEED ILLINOIS STATUTORY

454784

Doc# 2211007310 Fee: \$98.00

Karen A. Yarbrough

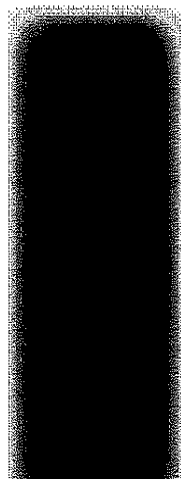
Cook County Clerk

Date: 04/20/2022 02:25 PM Pg: 1 of 2

Dec ID 20220301666463

ST/CO Stamp 0-686-611-344 ST Tax \$175.00 CO Tax \$87.50

City Stamp 0-310-918-032 City Tax: \$1,837.50



THE GRANTOR(S), Triad Consulting Group, LLC, an Illinois LLC, of the Village of Hinsdale, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Chicago Builders, Inc., an Illinois Corporation Developers, LLC (GRANTEE'S ADDRESS) 6220 North Albany Avenue, Chicago, IL 60659 15 Spinning Wheel Rd, Ste. 227 Hinsdale, IL 60521 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

LOT 16 AND THE NORTH 1/2 OF LOT 17 IN BLOCK 48 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### SUBJECT TO:

Covenants, conditions and restrictions of record, Private, 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 years 2021

Permanent Real Estate Index Number(s): 20-26-303-023-0000

Address(es) of Real Estate: 7526 S. Ellis Ave, Chicago, IL 60619

Dated this 28th day of March, 2022

  
Triad Consulting Group, LLC, an Illinois LLC  
By: Christian Chavez, Manager

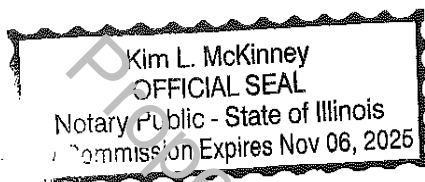
1043 (2)

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christian Chavez, Manager of Triad Consulting Group, LLC, an Illinois LLC personally known to me to be the same person(s) whose name(s) are 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, this 28<sup>th</sup> day of March, 2022



*Kim L. McKinney*  
(Notary Public)

**Prepared By:** Kim McAllister-McKinney  
10024 Skokie Blvd., Suite 231  
Skokie, IL 60077

**Mail To:**  
Chicago Developers LLC  
21609 W. Field Ct.  
Deer Park, IL 60010

**Name & Address of Taxpayer:**

Chicago Developers  
21609 W. Field Ct.  
Deer Park, IL 60010

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630