## **UNOFFICIAL COPY**

/4222953 WARRANTY DEED

Statutory (ILLINOIS) (Company to Individual)

The grantor CSU, LLC, an Illinois limited liability company for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, conveys and warrants to grantee EDDIE W.

MIRANDA of 3624 W. North Avenue, Chicago, Illinois 65047 all its interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

COOK COUNTY, ILLINOIS.

Doc#. 2214006093 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/20/2022 10:59 AM Pg: 1 of 2

Dec ID 20220501606244

ST/CO Stamp 0-192-477-072 ST Tax \$375.00 CO Tax \$187.50

City Stamp 1-930-688-400 City Tax: \$3,937.50

## LEGAL DESCRIPTION:

PARCEL 1: LOT 24 IN CURPIER'S NORTH AVENUE AND CENTRAL PARK AVENUE SUBDIVISION IN THE SOUTHWEST 1/4, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 40 FEET OF THE SOUTH 231.3 FEET) OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 25 IN CURRIER'S NORTH AVENUE AND CENTRAL PARK AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST 1/2 OF THE NORTH 40 FEET OF THE SOUTH 231.3 FEET (EXCEPT THAT PART THEREOF FALLING IN MONTICELLO AVEITUE) OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN

PERMANENT INDEX NO.: 13-35-328-032-0000, 13-35-328-043-0000 and 13-35-328-033-0000 Commonly known as: 3616 W. North Avenue, 3620 W. North Avenue and 1515 N. Monticello Avenue, Chicago, Illinois 60647

<u>Subject to</u>: (a) 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 owing at the time of closing.

Dated this May 6, 2022.

CSU, LLC, an Illinois Limited Liability Company

(seal)

SEAN CRILLY, Manager

## **UNOFFICIAL COPY**

State of Illinois	)	
	)	SS
County of Lake	)	

I, the undersigned a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Sean Crilly, Manager of CSU, LLC, an Illinois limited liability company is personally known to me to be the same person whose name is subscribed to in the foregoing instrument, impeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and officia' seal, this 6th day of May 2022.

OFFICIAL SEAL GENE A EICH

HOTARY PUBLIC, STATE OF ILLINOIS Notary Public M / COMMISSION EXPIRES JUN. 26, 2023

This instrument was prepared by GENE A. EICH, Attorney at Law, 6032 N. Lincoln Avenue, Morton Grove, Illinois 60053-2955

Mail to:

Arnold Rivera

3140 N. Laramie Avenue Chicago, Illinois 60641

Address of Property.

3616 W. North Avenue, 3520 W. North Avenue and 1615 N. Mond cello Avenue,

Chicago, Illinois 60647

Bills to: Eddie W. Miranda

> 3624 W. North Avenue Chicago, Illinois 60047

REAL ESTATE TRANS	FER TAX	09-May-2022
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *
13-25-328-032-0000	20220501606244	1-930-688-400

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

REAL ESTATE	RANSFER	TAX	09-Mey-2022
NA.		COUNTY:	187.50
		ILLINOIS:	375.00
	Name of the last	TOTAL:	562.50
13-35-328-0	32-0000	20220501606244	0-192-477-072