

UNOFFICIAL COPY

Doc#: 2214006093 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/20/2022 10:59 AM Pg: 1 of 2

16222953

WARRANTY DEED

Statutory (ILLINOIS)
(Company to Individual)

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

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 60647 all its interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

PARCEL 1: LOT 24 IN CURRIER'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 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 AVENUE) OF THE EAST 1/2 OF THE SOUTH EAST 1/4 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 COOK COUNTY, ILLINOIS.

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 1615 N. Monticello Avenue, Chicago, Illinois 60647

Subject to: (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.

USI

CSU, LLC, an Illinois Limited Liability Company


SEAN CRILLY, Manager (seal)

