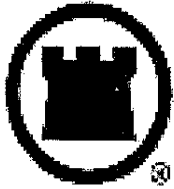


# UNOFFICIAL COPY



Chicago Title Insurance Company

2 of 4

Doc#: 2220004183 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/19/2022 12:28 PM Pg: 1 of 3

Dec ID 20220601666122  
ST/CO Stamp 1-636-082-768 ST Tax \$1,075.00 CO Tax \$537.50  
City Stamp 1-767-662-672 City Tax: \$11,287.50

## WARRANTY DEED ILLINOIS STATUTORY

*Kelly Matthews, as Trustee of*  
THE GRANTOR(S) Michael Deitch, individually, a fifty percent interest, of the City of Chicago, County of Cook; The Daniel W. Pednarz Revocable Trust dated 10/6/1997, a twenty-five percent interest, of the City of Chicago, County of Cook; and The Terrence D. McMahon Revocable Trust dated 10/06/1997, a twenty-five percent interest, of the City of McLean, County of Fairfax, State of Virginia; for and in consideration of TEN DOLLARS in hand paid, convey and warrant, to **Middle A Ventures LLC 2029 North Damen Avenue Series, an Illinois Limited Liability Company**, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*Kelly Matthews is Trustee of*  
LOT 29 IN BLOCK 40 IN SHEFFIELD'S ADDITION TO CHICAGO IN 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; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; General taxes for 2021 2nd Installment and subsequent years.

Permanent Real Estate Index Number(s): 14-3213-015-0000  
Address of Real Estate: 2029 N. Damen Avenue, Chicago, IL 60647

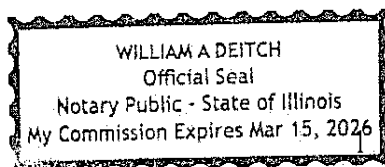
Michael Deitch

Dated this 30<sup>th</sup> day of June, 2022

STATE OF ILLINOIS COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL DEITCH personally known to me to be the person(s) whose name he subscribed to the foregoing instrument, appeared 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30<sup>th</sup> day of June, 2022.



(Notary Public)

# UNOFFICIAL COPY

Kelly Matthews, Trustee

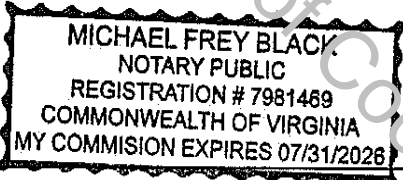
The Daniel W. Bednarz Revocable Trust  
dated 10/06/1997  
Kelly Matthews, Trustee

Dated this 6 day of July, 2022.

STATE OF Virginia COUNTY OF Fairfax ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kelly Matthews personally known to me to be the person(s) whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed, and delivered the said instrument as her 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 6<sup>th</sup> day of July, 2022.



[Signature]  
(Notary Public)

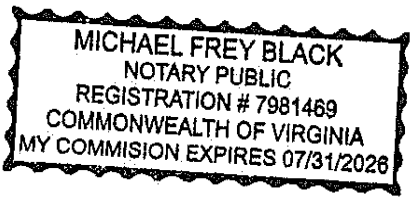
Kelly Matthews, Trustee  
The Terrence D. McMahon Revocable Trust dated 10/06/1997  
Kelly Matthews, Trustee

Dated this 6<sup>th</sup> day of July, 2022.

STATE OF Virginia COUNTY OF Fairfax ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kelly Matthews personally known to me to be the person(s) whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed, and delivered the said instrument as her 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 6<sup>th</sup> day of July, 2022.



[Signature]  
(Notary Public)

# UNOFFICIAL COPY

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**Prepared By:**

William Deitch  
The Estate Planning Law Group  
600 W. Roosevelt Rd. Ste A1  
Wheaton, IL 60187

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**Mail To:**

Justin Haber

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3351 South Verbena Ct.  
Denver, CO 80231

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**Name and Address of Taxpayer:**

Middle A Ventures LLC 2029 N. Damen Ave. Series  
4044 N. Lincoln Avenue  
#110  
Chicago, IL 60618

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Property of Cook County Clerk's Office