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Doc#: 2222013042 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2022 09:30 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Dec ID 20220801697178
ST/CO Stamp 1-319-379-536 ST Tax \$225.00 CO Tax \$112.50
City Stamp 0-938-066-512 City Tax: \$2,362.50

FIRST AMERICAN TITLE
FILE # AF1027394

FATIC No.: AF1027394

THE GRANTOR, CDM Investors LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, CONVEYS and WARRANTS to T and G Squared LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 30 IN BLOCK 3 IN HAMBLETON'S SUBDIVISION OF LOT "E" IN CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL TAXES FOR 2021 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.

Permanent Real Estate Index Number: 17-08-126-021-0000

Address of Real Estate: 1228 W. RACE AVENUE, CHICAGO, ILLINOIS 60642

In Witness Whereof, TCA Properties, LLC has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managers, this 28th day of July, 2022.

CDM Investors LLC

By: 
Kydra Mayo, Manager, CDM Investors LLC



First American
Title Insurance Company

Warranty Deed - LLC

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STATE OF _____, COUNTY OF _____ SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kyndra Mayo, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such she signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of June, 2022.

Notary Public

Prepared by:
Kevin Palmer
7645 Brookside Glen Drive
Tinley Park, IL 60487

Mail to: THE LAW OFFICE OF JAMES R. CARROZZA
2715 N. THATCHER AVE
RIVER GROVE IL 60171

Name and Address of Taxpayer:

T AND G SQUARED LLC
4321 EMERSON ST.
SKOKIE IL 60076



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of ORANGE)

On 7/28/2022 before me, Paula David, Notary Public

Date

Here Insert Name and Title of the Officer

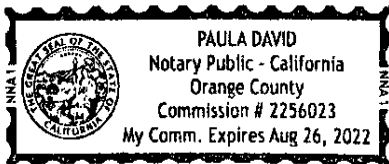
personally appeared *****Kyndra Mayo*****

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 7/28/2022 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: KYNDRA MAYO

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____