



Doc# 2229345057 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2022 11:05 AM PG: 1 OF 2

Commitment Number: DEF2250142IL

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081. File Number: DEF2250142IL.

Record and Return To:  
Boston National Title Agency, LLC  
400 Rouser Road, Suite 500  
Coraopolis, PA 15108

Mail Tax Statements To: Angel Brizuela, Single, 4301 S. Karlov Avenue, Chicago, IL 60632

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**16-26-417-002-0000**


**SPECIAL/LIMITED WARRANTY DEED**



The grantor, **TLH TD ILLINOIS PROPERTIES, LLC**, whose tax-mailing address is 300 Main St., Suite 501, Stamford, CT 06901, for and in consideration of \$17,000.00 (Seventeen Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **Angel Brizuela**, Single, whose tax mailing address is 4301 S. Karlov Avenue, Chicago, IL 60632, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

**The following described real estate situated in the County of Cook, State of Illinois. LOT 47 IN GRAY'S SUBDIVISION OF EAST 3/4 OF BLOCK 16 IN STEEL'S SUBDIVISION OF SOUTHEAST 1/4 AND EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1900 AS DOCUMENT NUMBER 2956916 IN COOK COUNTY, ILLINOIS.**

**Property Address is: 2803 S Drake Ave., Chicago, IL 60623**

Prior instrument reference: **2205519036**

REAL ESTATE TRANSFER TAX	20-Oct-2022
 CHICAGO:	127.50
CTA:	51.00
TOTAL:	178.50 *

REAL ESTATE TRANSFER TAX	20-Oct-2022
 COUNTY:	8.50
 ILLINOIS:	17.00
TOTAL:	25.50

16-26-417-002-0000 | 20220901646728 | 0-719-774-032

16-26-417-002-0000 | 20220901646728 | 0-551-948-624

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

# UNOFFICIAL COPY

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 16 September, 2022 :




\_\_\_\_\_  
**TLH TD ILLINOIS PROPERTIES, LLC**

By: Jay Yang, Authorized Signatory

Its: \_\_\_\_\_

STATE OF NY  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me on 16 September, 2022 by Jay Yang its Authorized Signatory on behalf of **TLH TD ILLINOIS PROPERTIES, LLC** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public  
Jordan GreCo

