

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

Doc#. 2301313361 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2023 02:18 PM Pg: 1 of 3

MAIL TO:

Jana Vautourtsas
8770 W. Belmont Ave #1300
Chicago IL 60631

Dec ID 20230101628812
ST/CO Stamp 2-065-199-952 ST Tax \$957.00 CO Tax \$478.50
City Stamp 1-709-339-472

TAX BILL TO:

AMV, LLC
2427 N. Racine Ave.
Chicago IL 60614

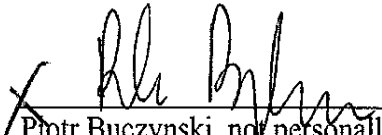
THE GRANTOR: 3019-21 Belmont, LLC, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY and WARRANT to THE GRANTEE AMV LLC, an Illinois Limited Liability Company, having its principal office at 2427 N. Racine Ave, Chicago IL 60614, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2022 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any ; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 13-25-102-009-0000; 13-25-102-010-0000
PROPERTY ADDRESS: 3019-21 W. BELMONT AVE, CHICAGO, IL 60618

Dated this 10 day of January, 2023.


Piotr Buczynski, not personally but as
Manager of 3019-21 Belmont, LLC

File nr: FE210268

After recording mail to:

Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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* EXEMPT ENTERPRISE ZONE 04

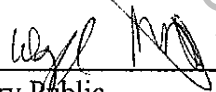
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Piotr Buczynski is personally known to me to be the same person whose name is 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.

Given under my hand and official seal this 10 day of January, 2023.

Commission expires 07/12/2025



Notary Public



PREPARED BY:
Alcja M. Sroka & Associates, P.C
Attorney at Law
7742 W. Higgins Rd. Unit C102
Chicago, Illinois 60631

Property of Cook County Clerk's Office

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File No: AT210268

EXHIBIT "A"

LOTS 8 AND 9 IN SUB BLOCK 1 IN ALBERT WISNER'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address: 3019-21 W BELMONT AVE CHICAGO, IL 60618
Parcel ID Number: 13-25-102-009 & 13-25-102-010**

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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**Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II**