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Doc#: 2306008004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/01/2023 09:11 AM Pg: 1 of 2

ILLINOIS STATUTORY WARRANTY DEED

LLC TO INDIVIDUAL 1 of 2
236NW1975830H
THE GRANTOR(S) CT

Dec ID 20230201658907
ST/CO Stamp 0-016-826-192 ST Tax \$510.00 CO Tax \$255.00
City Stamp 0-280-182-608 City Tax: \$5,355.00

TRIWIN INVESTMENTS
INTERNATIONAL LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY.
OF THE VILLAGE OF WHEELING,
COOK COUNTY, STATE OF ILLINOIS.
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICIENCY OF WHICH IS HEREBY
ACKNOWLEDGED, CONVEY(S) AND WARRANT(S) TO

ALEX A BERG AND ERICA N BERG, HUSBAND AND WIFE, OF 3604 N GREENVIEW
AVE., APT 3, IN THE CITY OF CHICAGO, COOK COUNTY AND STATE OF ILLINOIS,
NOT IN TENANCY IN COMMON, OR AS JOINT TENANTS, BUT AS TENANTS
BY THE ENTIRETY

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF
COOK, TO-WIT:

LOT 32 IN ORIOLE PARK, BEING A SUBDIVISION OF PART OF THE WEST 8.87
CHAINS OF THE EAST ½ OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE
CENTER LINE EXTENDED EAST OF THE WEST BALMORAL AVENUE AS
SHOWN ON THE PLAT OF ORIOLE, SECTION 12 AFORESAID, RECORDED
OCTOBER 1, 1927 AS DOCUMENT NUMBER 9795855.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT
THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF
RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO
NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL
ESTATE

PERMANENT TAX IDENTIFICATION NO: 12-12-217-017-0000

PROPERTY ADDRESS: 5352 N OSCEOLA AVE., CHICAGO IL 60656

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DATED THIS 23RD DAY OF FEBRUARY 2023

TRIWIN INVESTMNTS INTERNATIONAL LLC

Michael Freeman

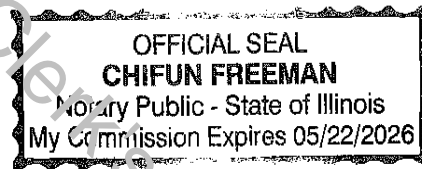
BY: Michael Freeman, Assistant Secretary for Triwin Management, Ltd - Manager for Triwin Investments International, LLC

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, **DO HEREBY CERTIFY** THAT MICHAEL FREEMAN, ASSISTANT SECRETARY OF TRIWIN MANAGEMENT, LTD, AN ILLINOIS CORPORATION, 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 THIS SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23RD DAY OF FEBRUARY 2023

Chifun Freeman
NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE
OR

THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH _____, SECTION 4 OF SAID ACT.

DATE: _____

THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN

P.O. BOX 1183, WHEELING, ILLINOIS 60090

RETURN TO:

SEND SUBSEQUENT TAX BILLS TO

Alicy Berg + Erica Berg
5352 N. OSCEOLA AVE
CHICAGO IL 60654

← Same