

# UNOFFICIAL COPY

## WARRANTY DEED

### THE GRANTOR

Chestnut Builders, LLC  
an Illinois limited liability company  
64 Orland Square Drive, Suite 310  
Orland Park, Illinois 60462

Doc#: 2320606130 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/25/2023 11:11 AM Pg: 1 of 2

Dec ID 20230601647521  
ST/CO Stamp 0-170-989-264 ST Tax \$1,100.00 CO Tax \$550.00  
City Stamp 0-624-187-088 City Tax: \$11,550.00

(The Above Space for Recorders Use Only)

of the City of Orland Park and County of Cook, State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

**A&S Equity Management, Inc.,** an Illinois Corporation

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 2 for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s) (PIN): 16-12-421-019-0000;020;021

Address(es) of Real Estate: 2707 W. Washington Blvd., Chicago, Illinois 60612

DATED this 12<sup>th</sup> day of June, 2023.

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Chestnut Builders, LLC  
an Illinois limited liability company

By: [Signature]

Thomas P. Vitogiannis

Its: Manager

By: [Signature]

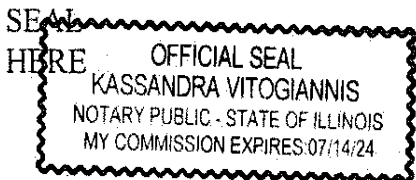
Thomas K. Primbas

Its: Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS

Thomas P. Vitogiannis and Thomas K. Primbas



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12<sup>th</sup> day of June, 2023.

Commission expires 7/14/24

[Signature]  
Notary Public

This instrument was prepared by: Ronald Rosenblum, Esq., 111 W. Washington St., #1863, Chicago, Illinois 60602

23ST00751LP MGM 10H

Chicago Title

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## Legal Description


of premises commonly known as 2707 W. Washington Blvd., Chicago, Illinois 60612

PARCEL 1: LOT 6 AND THE WEST 1/2 OF LOT 5 IN LORING'S SUBDIVISION OF LOTS 11 AND 20 IN TURNER'S SUBDIVISION OF LOT 4 IN PARTITION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS LYING NORTH OF A LINE 614 FEET NORTH OF AND PARALLEL TO SOUTH LINE OF SAID SECTION 12 CONVEYED TO CITY OF CHICAGO FOR WIDENING WEST WASHINGTON ST BY MARY L. BURROWS AND HER HUSBAND BY DEED DATED JANUARY 14, 1879 AND RECORDED JANUARY 24, 1879 OF BOOK 858 PAGE 273 AS DOCUMENT NUMBER 208638) IN COOK COUNTY, ILLINOIS

ALSO:

PARCEL 2: THE EAST 7 INCHES OF THAT PART OF THE NORTHEAST 1/4 OF LOT 12 IN TURNER'S SUBDIVISION AFORESAID LYING SOUTH OF WASHINGTON ST AND NORTH OF ALLEY, ALL IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX		19-Jun-2023
	COUNTY:	550.00
	ILLINOIS:	1,100.00
	<b>TOTAL:</b>	<b>1,650.00</b>
16-12-421-019-0000   20230601647521   0-170-989-264		

REAL ESTATE TRANSFER TAX		19-Jun-2023
	CHICAGO:	8,250.00
	CTA:	3,300.00
	<b>TOTAL:</b>	<b>11,550.00 *</b>
16-12-421-019-0000   20230601647521   0-614-187-088		

Total does not include any applicable penalty or interest due.

SEND SUBSEQUENT

ATS Equity Management Inc. TAX BILLS TO:

MAIL TO: 2707 W. Washington Blvd, Chicago IL  
60612  
Unit 3