

# UNOFFICIAL COPY

Doc# 2321210162 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/31/2023 02:49 PM Pg: 1 of 3

Dec ID 20230701685206  
ST/CO Stamp 2-120-100-304 ST Tax \$820.00 CO Tax \$410.00  
City Stamp 0-936-782-288 City Tax: \$8,610.00

23LS 03778 LT

WARRANTY DEED  
ILLINOIS STATUTORY

Property of Cook County Clerk

1/3

THE GRANTOR, Parvenu 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(S) and WARRANTS to D&D Partners Trusted Choice, LLC,\* an \_\_\_\_\_ Limited Liability Company, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

\* Series 3161-63 N Elston Ave Chicago

PARCEL 1:

LOTS 26, 27 AND 28 IN NISSEN'S SUBDIVISION OF PART OF THE LOT 1 IN RICHON BAUERMEISTERS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEE ATTACHED

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS DATED AUGUST 11, 1987 AND RECORDED MARCH 10, 1988 AS DOCUMENT 88102951 FROM BANK OF RAVENSWOOD, AS TRUSTEE, UNDER TRUST NO. 758706 TO ANGELO ARANDJELOVIC FOR THE PURPOSE OF GRANTING A PERMANENT EASEMENT FOR THE PERMANENT MAINTAINING OF THE BUILDING PRESENTLY LOCATED OVER THE FOLLOWING DESCRIBED LAND: EAST 1.5625 FEET OF LOT 25 IN NISSEN'S SUBDIVISION OF PART OF THE LOT 1 IN RICHON BAUERMEISTERS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessment confirmed and unconfirmed; condominium declarations and bylaws, if any; existing leases and tenancies, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 13-25-200-037-0000

Address(es) of Real Estate: 3161-63 N Elston Ave Chicago IL 60618

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TO HAVE AND TO HOLD said promises forever.

20  
25 day of July, 2023

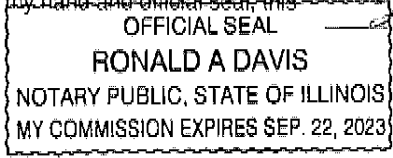
Parvenu LLC

By: Alan Veenstra, Manager

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Alan Veenstra, Manager Of Parvenu LLC, GRANTOR, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of July, 2023



Ronald A. Davis (Notary Public)

**Prepared by:**

Matthew R. Gallagher  
5773 N Lincoln Ave  
Chicago, IL 60659

**Mail To and Name and Address of Taxpayer:**

D&D Partners Truusted Choice LLC  
6232 N. Pulaski Rd Ste. 402  
Chicago, IL 60646

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## LEGAL DESCRIPTION

Order No.: 23LS03778LT

For APN/Parcel ID(s): 13-25-200-037-0000

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**PARCEL 1:**

LOTS 26, 27 AND 28 IN NISSEN'S SUBDIVISION OF PART OF THE LOT 1 IN RICHON BAUERMEISTERS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS DATED AUGUST 11, 1987 AND RECORDED MARCH 10, 1988 AS DOCUMENT 88102951 FROM BANK OF RAVENSWOOD, AS TRUSTEE, UNDER TRUST NO. 258706 TO ANGELO ARANDJELOVIC FOR THE PURPOSE OF GRANTING A PERMANENT EASEMENT FOR THE PERMANENT MAINTAINING OF THE BUILDING PRESENTLY LOCATED OVER THE FOLLOWING DESCRIBED LAND: EAST 1.5625 FEET OF LOT 25 IN NISSEN'S SUBDIVISION OF PART OF THE LOT 1 IN RICHON BAUERMEISTERS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Sealed  
Cook County Clerk's Office