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Doc# 2322257027 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2023 12:51 PM PG: 1 OF 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, TPB HOLDINGS 2 LLC an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Robert Lloyd Powell and Nikole Powell, husband and wife, as Tenants by the Entirety, not as Tenants in Common, (**GRANTEE'S ADDRESS**) 4920 So. St. Lawrence, City of Chicago, Illinois in the County of Cook the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, any confirmed special tax or assessment, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

Permanent Real Estate Index Number(s): 20-26-300-039-0000

Address of Real Estate: 822 East 76th Street Chicago, Illinois 60619

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Sole Members and , and attested by its this 26 day of July, 2023

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1 of 2

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TPB Holdings 2 LLC

By *Pamela Gabb*
PAMELA GABB its duly authorized Sole Member and Manager

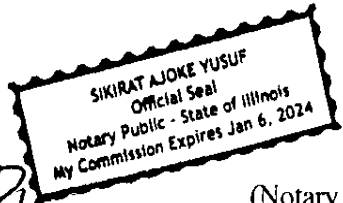
STATE OF ILLINOIS, COUNTY OF COOK ss.


I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that PAMELA GABB, personally known to me to be the duly authorized Member of TPB HOLDINGS 2 LLC and, personally known to me to be the of said corporation, and 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 as such CAROLYN WELLS and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

Sikirat Ajoke Yusuf



(Notary Public)



REAL ESTATE TRANSFER TAX		04-Aug-2023
	CHICAGO:	1,800.00
	CTA:	720.00
	TOTAL:	2,520.00 *

20-26-300-039-0000 | 20230701682313 | 0-953-655-408

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

REAL ESTATE TRANSFER TAX		10-Aug-2023
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00

20-26-300-039-0000 | 20230701682313 | 1-625-569-744

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Prepared By: Paul J Montes II, Esq.
1740 West 99th Street
Chicago, IL 60643

Mail To:

Robert & Nikole Powell , 822 East 76th St. Chicago, Illinois 60619

Name & Address of Taxpayer:

Robert & Nikole Powell , 822 East 76th St. Chicago, Illinois 60619

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 18 AND 19 IN BLOCK 51 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 822 E. 76th St, Chicago, IL 60619

PIN# 20-26-300-031-0000

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