

UNOFFICIAL COPY

Doc#: 2323313118 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/21/2023 10:49 AM Pg: 1 of 2

WARRANTY DEED

ILLINOIS

STATUTORY

Dec ID 20230401602050
ST/CO Stamp 0-588-949-968 ST Tax \$1,690.00 CO Tax \$845.00
City Stamp 0-789-260-752 City Tax: \$18,993.95

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23156812A

THE GRANTOR, VINTERUSS TWO, LLC, an ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 447 E. 80th LLC, an ILLINOIS LIMITED LIABILITY COMPANY, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 1 IN BLOCK 10 IN CHATHAM FIELDS A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

This property is NOT HOMESTEAD. To have and to hold said premises forever.

PERMANENT INDEX NUMBER(S): 20-34-209-018-0000
ADDRESS(ES) OF REAL ESTATE: 447 East 80th Street, Chicago, IL 60619

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April 3, 2023

Vinteruss Two, LLC, an Illinois
Limited Liability Company

By: [Signature]
Vincent Tonne, a Manager

STATE OF California)

COUNTY OF Marin) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Vincent Tonne, Manager of Vinteruss Two, LLC, 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, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on April 3, 2023.

[Signature]
Notary Public

PREPARED BY:

Jennifer LaMell Goldstone, Esq.
Horwitch Goldstone & Shaw LLC
1528 Shermer Road
Northbrook, IL 60062

AFTER RECORDING MAIL TO:

A23 Investments LLC
~~447 East 80th Street~~ 442E
~~Chicago, IL 60619~~ 643 E 71st St
Chicago, IL

SEND TAX BILLS TO:

A23 Investments LLC
~~447 East 80th Street~~ 643 E 71st St
~~Chicago, IL 60619~~ Chicago, IL



REAL ESTATE TRANSFER TAX		01-AUG-2023
CHICAGO:		12,775.00
CTA:		3,570.00
TOTAL:		17,745.00 *

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

REAL ESTATE TRANSFER TAX		01-AUG-2023
COUNTY:		845.00
ILLINOIS:		1,690.00
TOTAL:		2,535.00

20-34-209-018-0000 | 20230401602050 | 0-588-949-968