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WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc#: 2400546186 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2024 04:19 PM Pg: 1 of 3

Dec ID 20231201697593
ST/CO Stamp 1-111-484-464 ST Tax \$610.00 CO Tax \$305.00
City Stamp 0-704-407-600 City Tax: \$6,742.09

FIRST AMERICAN TITLE
FILE # AF1040269

Preparer File: AF1040269
FATIC No.: AF1040269

THE GRANTOR, Chiscapes LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Jorge Ramirez, 3644 East 99th Street, of Chicago, 60617 IL of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**unmarried man*

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Permanent Real Estate Index Number(s): 17-31-223-039-0000

Address(es) of Real Estate: 1906 W. 34th Place
Chicago, Illinois 60608

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, this:

18th day of December, 20 23

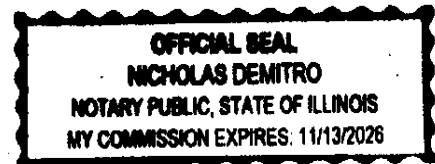
Chiscapes LLC

By: _____

Michael Thien

By: _____

Nicholas Pancoska

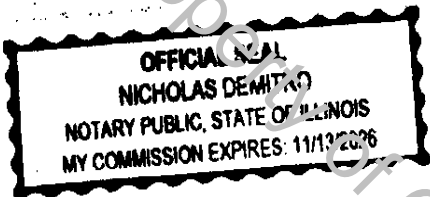


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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that , personally known to me to be the of the Chiscapes LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, (NICHOLAS PANCOSKA AND MICHAEL THIEN) appeared before me this day in person and severally acknowledged that as such signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of DECEMBER, 20 23.



[Signature]

Notary Public

Prepared by:
Steve Demitro
Law Office of Demitro & Associates
P.O. Box 9068
Chicago, Illinois 60608

Mail to:
Jorge Ramirez
1904 W. 34th Pl
Chicago IL 60608
Name and Address of Taxpayer:

Jorge Ramirez
1904 W. 34th Pl
Chicago IL 60608

COOK County Clerk's Office



First American
Title Insurance Company

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Exhibit "A" – Legal Description

LOT 45 IN BLOCK 3 IN SUBDIVISION OF BLOCKS 14, 16 AND 17 OF CANAL TRUSTEE SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



First American
Title Insurance Company