

UNOFFICIAL COPY



1 of 2

**ILLINOIS STATUTORY
WARRANTY DEED
LLC TO INDIVIDUAL**
24CNW197665V14
THE GRANTOR(S)

Doc#: 2406711007 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 2

Dec ID 20240201640840

ST/Co Stamp 1-298-166-320 ST Tax \$469.00 CO Tax \$234.50

City Stamp 0-212-283-952 City Tax \$4,924.50

TRIWIN INVESTMENTS
INTERNATIONAL LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY,
OF THE VILLAGE OF WHEELING,
COOK COUNTY, STATE OF ILLINOIS.
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICIENCY OF WHICH IS HEREBY
ACKNOWLEDGED, **CONVEY(S) AND WARRANT(S) TO**

JOSHUA BASAVE, A *Single* PERSON, OF 4330 W PARKER, IN THE CITY
OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF
COOK, TO-WIT:

LOT 33 (EXCEPT THE EAST 89.37 FEET THEREOF) IN CHARLES BOOTH'S BELMONT
AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTH 10 ACRES
OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2
OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT
THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF
RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO
NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL
ESTATE

PERMANENT TAX IDENTIFICATION NO: 13-20-326-006-0000

PROPERTY ADDRESS: 6133 W SCHOOL ST., CHICAGO IL 60634

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DATED THIS 23rd DAY OF FEBRUARY 2024

TRIWIN INVESTMNTS INTERNATIONAL LLC

Michael Freeman

BY: Michael Freeman, Assistant Secretary for Triwin Management, Ltd - Manager for Triwin Investments International, LLC

STATE OF ILLINOIS)
)SS
COUNTY OF COOK_)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, **DO HEREBY CERTIFY** THAT MICHAEL FREEMAN, ASSISTANT SECRETARY OF TRIWIN MANAGEMENT, LTD, AN ILLINOIS CORPORATION, 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, SEALED AND DELIVERED THIS SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23RD DAY OF February 2024

Chifun Freeman
NOTARY PUBLIC



**AFFIX TRANSFER STAMPS ABOVE
OR**

THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH _____, SECTION 4 OF SAID ACT.

DATE:

THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN

P.O. BOX 1183, WHEELING, ILLINOIS 60090

RETURN TO:

Joshua Basave
6133 W School St
Chicago IL 60634

SEND SUBSEQUENT TAX BILLS TO

Joshua Basave
6133 W School St
Chicago IL 60634