

UNOFFICIAL COPY

Doc#: 2408930062 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/29/2024 12:00 PM Pg: 1 of 3

WARRANTY DEED

Mail Recorded Deed To:

Larry A. Chambers

3856 Oakton Street

Skokie, IL 60076

Dec ID 20240301663977

ST/Co Stamp 0-037-115-440 ST Tax \$4,100.00 CO Tax \$2,050.00

City Stamp 0-771-118-640 City Tax \$43,050.00

Mail Subsequent Tax Bills To:

Cagan Management Group Inc

3856 Oakton St.

Skokie IL 60076



2023
24ST 0001486

THE GRANTOR, CDM-TD LLC, a Nevada limited liability company, of 999 E. Touhy Ave., Suite 500, Des Plaines, Illinois 60018 for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and **WARRANTS** unto **AVONDALE 3950 ASSOCIATES 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:

LEGAL DESCRIPTION HEREBY ATTACHED AND MADE PART OF THIS DOCUMENT.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2024 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2024.

Property Address: 3950-3964 N. Avondale
Chicago, IL 60641

Permanent Index No.: 13-22-203-015-0000
13-22-203-016-0000

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IN WITNESS WHEREOF, said Grantor has caused its Manager to sign this instrument on March 15, 2024

CDM-TD LLC, a Nevada
Limited liability company

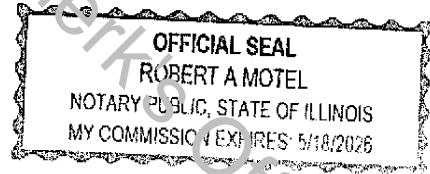
By: 
DANTE A. MONTEVERDE, Manager

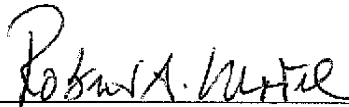
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DANTE A. MONTEVERDE, as manager of CDM-TD 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, sealed 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.

Given under my hand and official seal, on March 15, 2024.

Commission expires: May 18, 2026





(Notary Public)

Prepared By: Robert A. Motel
4433 W. Touhy Avenue, Suite 465
Lincolnwood, Illinois 60712

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Legal Description

Parcel 1: Lots 11, 12, 13 and 14 (except the South 5 feet of Lot 14) in Atwood Pease and Louck's Resubdivision of Lots 1, 4, 5, 8, 10, 11, 14 and 15 and all of the vacated alley East of and adjoining original Lots 4, 5 and 8, all in Block 33 of Irving Park in the South East 1/4 of Section 15 and the North 1/2 of the Northeast 1/4 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 9 and 10, taken as a tract, (except that part thereof which lies Northwesterly of a line 13 feet Northwesterly of and parallel with the Southeasterly line of said Lot 9 and which lies Northwesterly of a line 16 feet Southeasterly of and parallel with the last described line) in Atwood, Pease and Louck's Resubdivision aforesaid, in Cook County, Illinois.

Property of Cook County Clerk's Office