

UNOFFICIAL COPY

Doc#: 1633356040 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/28/2016 08:46 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Dec ID 20161101683697
ST/CO Stamp 0-416-198-848 ST Tax \$99.50 CO Tax \$49.75

Property
1/2
GIT
400 27801

THE GRANTOR, Viamonte Realty, LLC, a 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 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 Antonio Rosa unmarried of 6738 S. AVE "D", Chicago, Illinois of the County of Cook, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

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

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), Building lines and easements, if any, Restrictions and Any other Matters of Record.

Permanent Real Estate Index Number(s): 30-31-410-021 -0000

Address(es) of Real Estate: 18358 Ridgewood Avenue
Lansing, IL 60438

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 Managing Member, this:

18th day of November, 2016.

Viamonte Realty, LLC

By:

Oscar Perretta, its Manager

REAL ESTATE TRANSFER TAX		23-Nov-2016
COUNTY:		49.75
ILLINOIS:		99.50
TOTAL:		149.25
30-31-410-021-0000	20161101683697	0-416-198-848

UNOFFICIAL COPY

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 Oscar Perretta is personally known to me to be the Authorized Managing Member of Viamonte Realty, LLC 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 Authorized Managing Member signed delivered the said instrument, pursuant to authority given by the Authorized Member(s) 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 this 18th day of November, 2016.



Myroslava Chavez

Notary Public

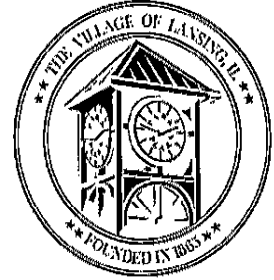
Prepared by:
Cristina Garcia
Attorney At Law
P.O. Box 5011
Lansing, IL 60438

Mail to:
Antonio Rosa
18358 Ridgewood Avenue
Lansing, IL 60438

Name and Address of Taxpayer:
Antonio Rosa
18358 Ridgewood Avenue
Lansing, IL 60438

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Viamonte Realty, LLC

PO Box 5140

Lansing, IL 60438

Telephone: 708-418-0793

Attorney or Agent: Cristina Garcia

Telephone No.: 708-388-1400

Property Address: 18358 Ridgwood Avenue

Lansing, IL 60438

Property Index Number (PIN): 30-31-410-021-0000

Water Account Number: 219 1000 00 05


Date of Issuance: November 17, 2016

State of Illinois)

County of Cook)

This instrument was acknowledged before me on November 17, 2016 by

Karen Giovane.



VILLAGE OF LANSING

By: 
Village Treasurer or Designee

(Signature of Notary Public)(SEAL) OFFICIAL SEAL
KAREN GIOVANE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/25/2017

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

UNOFFICIAL COPY

EXHIBIT A

THE SOUTH 1/2 OF THE EAST 1/2 (EXCEPT THE WEST 10 FEET THEREOF) OF LOT 6 IN BLOCK 7 IN RIDGEWOOD GARDENS ADDITON, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY AS LOCATED AS THROUGH SAID SECTION 31.

Property address: 18358 Ridgewood Avenue, Lansing, IL 60438
Tax Number: 30-31-410-021

Property of Cook County Clerk's Office