

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(LLC to Individual)

THE GRANTOR, OLIVIA & ASSOCIATES, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and pursuant to authority given by the Manager of said limited liability company for an in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, does hereby CONVEY and WARRANT to



Doc# 1700642042 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2017 11:00 AM PG: 1 OF 2

John Greenwald, of MERRIONETTE PARK, ILLINOIS all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

UNIT 3175 1-W OF THE VILLAS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 238 TO 242 (EXCEPT FROM SAID LOTS THE SOUTH 5 FEET THEREOF DEDICATED FOR USE AS A PUBLIC ALLEY) IN MAHONEY ESTATES, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF CHICAGO AND SOUTHERN RAILROAD COMPANY) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25965689 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Real Estate taxes from 2015 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments, condemnation proceedings by the State of Illinois or other governmental unit or division.

PERMANENT INDEX NO. 24-24-300-044-1022

Commonly Known As 3175 W. 115th St., Unit 1W, Merrionette Park, IL 60803

In Witness Whereof, Olivia & Associates, LLC has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 20th day of December, 2016.

Olivia & Associates, LLC, Illinois Limited Liability Corporation

Its: Manager

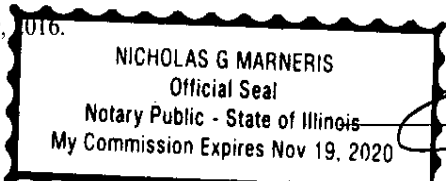
By: Joshua Inglis
Joshua Inglis

State of Illinois)
) SS. SC
County of Cook)
INT

I, the undersigned, a Notary Public, in and for the County and State aforesaid DO HEREBY CERTIFY, that Joshua Inglis, personally known to me to be the Authorized Signatory of Olivia & Associates, LLC, and 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 severally acknowledged that as such signed and 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 20th day of December, 2016.

Commission expires 11/19 2020



[Signature]
NOTARY PUBLIC

INSTRUMENT WAS PREPARED BY: Law Office of Niko G. Marneris, P.C., 10661 S. Roberts Rd., Ste. 107, Palos Hills, IL 60465

MAIL TO: JOHN GREENWALD
3169 W. 115TH ST, UNIT 3N
MERRIONETTE PARK, IL 60803

SEND SUBSEQUENT TAX BILLS TO:
John Greenwald 3N
3169 3175 W. 115th St., Unit 3N
Merrionette Park, IL 60803

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REAL ESTATE TRANSFER TAX

06-Jan-2017



COUNTY:	22.50
ILLINOIS:	45.00
TOTAL:	67.50

24-24-300-044-1022 | 20161201696894 | 0-651-732-160

Property of Cook County Clerk's Office

