

# UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (ILLINOIS)**  
**(Limited Liability Company to Individual)**

Doc#: 1826219182 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2018 10:12 AM Pg: 1 of 2

Dec ID 20180901686110  
ST/CO Stamp 1-267-124-384 ST Tax \$268.00 CO Tax \$134.00

**MAIL TO:**

Sheldon L. Lebold & Associates, Ltd  
Sheldon L. Lebold  
16061 S. 94th Avenue,  
Orland Hills, IL 60487

**MAIL TAX BILLS TO:**

Marquette Bank as Trustee U/T/A  
dated June 1, 2018 and known as  
Trust No. 30155  
17904 Oak Park Avenue,  
Tinley Park, IL 60477

**THE GRANTOR(S):** 179 OFA, LLC of 17331 Valley View Dr, Tinley Park, IL 60477, 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 (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company CONVEYS and WARRANTS to

Marquette Bank, as Trustee U/T/A dated June 1, 2018 and known as Trust No. 30155, of 9533 W. 143rd Street, Orland Park, IL 60462

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

LOT 3 IN UNION SQUARE SUBDIVISION BEING A SUBDIVISION OF THE EAST 210 FEET OF LOT 1 (EXCEPT THE EAST 10 FEET TAKEN FOR STREET PURPOSES) IN BLOCK 5 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO LOT 2 IN WESOLOWSKI'S RESUBDIVISION OF LOT 6 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2016 AS DOCUMENT NO. 1623729106 IN COOK COUNTY, ILLINOIS.



**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR UNION SQUARE TOWNHOME ASSOCIATION RECORDED JULY 26, 2018 AS DOCUMENT 1820618032.

**SUBJECT TO:** covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2018 and subsequent years.

Permanent Index Number 28-31-301-<sup>050</sup>~~064~~-0000 + 28-31-105-033-0000  
Address of Real Estate: 17904 Oak Park Avenue, Tinley Park, IL 60477

Chicago Title 1012  
18NW7134475CS

REAL ESTATE TRANSFER TAX		18-Sep-2018
	COUNTY:	134.00
	ILLINOIS:	268.00
	TOTAL:	402.00
28-31-301-050-0000   20180901686110   1-267-124-384		

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this date: August 30, 2018

179 OPA, LLC

By: Kevin Halleran  
Kevin Halleran, as Manager

State of Illinois )  
                          ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Halleran, as Manager of 179 OPA, 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this date: August 30, 2018

Commission expires



Anne M. Stark  
(Notary Public)

This instrument was prepared by Griffin & Gallagher LLC, 10001 S. Roberts Road, Palos Hills, IL 60465