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WARRANTY DEED
Statutory (Illinois)
~~Limited Liability Company to Individual~~

Doc#: 1927655091 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/03/2019 09:31 AM Pg: 1 of 3

Dec ID 20190901688051
ST/CO Stamp 0-493-717-088 ST Tax \$382.50 CO Tax \$191.25

THE GRANTOR, GARG REALTY INVESTMENTS, LLC, a Limited Liability Company created and existing under and by virtue of the State of Illinois and duly authorized to transact business in the State of Illinois, for an in consideration of the sum of ten 00/100 dollars and other good and valuable considerations in hand paid, and pursuant to authority given by the manager(s) member(s) of said Limited Liability Company conveys and warrants to VILLEGAS INVESTMENT PROPERTIES, LLC - Series 14724 Turner, an Illinois Limited Liability Company, of 7413 Duvan Drive, Unit 2, Tinley Park, IL 60477, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

14724 14724 Turner Avenue

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Real Estate taxes for the year 2019 and subsequent years and covenants, conditions and restrictions of record.

Real Estate Tax Numbers: 28-11-408-031-0000; 28-11-408-070-0000; 28-11-408-071-0000; 28-11-408-072-0000; 28-11-408-073-0000; 28-11-408-074-0000.

Address of Real Estate: 14720-14724 Turner Avenue, Midlothian, IL 60445

In witness whereof, said Grantor has caused its name to be signed to these presents by authority of its Members on October 1, 2019.

Garg Realty Investments LLC

Sudarshan K. Garg (SEAL)
By: Sudarshan K. Garg, Member

Anita Garg
By: Anita Garg, Member

STATE OF)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that SUDARSHAN K. GARG, Member, and ANITA GARG, Member, personally known to me to be the Members of the Limited Liability Company, and appeared before me this day in person and severally acknowledged that as such Members they signed and delivered said instrument, pursuant to authority given by the member 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 1st day of October, 2019 Joel S. Hymen
Notary Public

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:

Daniel Calandriello
9760 S. Roberts Rd.
Ste.2
Palos Hills, IL 60465

MAIL TAX BILL TO:



Villegas Investment Properties, LLC -
Series 14724 Turner
413 Duvan Dr., # 2
Tinley Park, IL 60477

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LEGAL DESCRIPTION RIDER

Parcel 1:

Lot 20 in Block 408 of Greenview Acres Subdivision of the West 1/3 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 36 North, Range 13, (except the South 600 feet and except also that part falling within the following described Tract: Commencing at the Northeast corner of said Northeast 1/4 of the Southeast 1/4 of Section running thence West to the northwest corner of said 1/4 Section, thence South 871/2 links, thence North 53 degrees East 62 1/2 links, thence East 19.50 chains to point of beginning except the North 250 feet of the East 120 feet) in Cook County, Illinois.

Parcel 2: (Unit A)

The East 56.5 Feet of Lot 19, in Greenview Acres, a Subdivision of part of the West 1/3 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded, March 25, 1958, as document number 17163274, and according to the certificate of correction, recorded April 22, 1958, as document number 17186075, in Cook County, Illinois.

Parcel 3: (Unit B)

The West 31.50 Feet of the East 88 Feet of Lot 19, in Greenview Acres, a Subdivision of part of the West 1/3 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded March 25, 1958, as document number 17163274, and according to the certificate of correction recorded April 22, 1958, as document number 17186075, in Cook County, Illinois.

Parcel 4: (Unit C)

The West 31.50 Feet of the East 119.50 Feet of Lot 19 in Greenview Acres, a Subdivision of part of the West 1/3 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded March 25, 1958 as document number 17163274, and according to the certificate of correction recorded April 22, 1958, as document number 17186075, in Cook County, Illinois.

Parcel 5: (Unit D)

The West 31.50 Feet of the East 151 Feet of Lot 19, in Greenview Acres, a Subdivision of part of the West 1/3 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded, March 25, 1958 as document number 17163274 and according to the certificate of correction recorded April 22, 1958 as document number 17186075, in Cook County, Illinois.

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Parcel 6: (Unit E)

Lot 19 (except the East 151 Feet thereof), in Greenview Acres, a Subdivision of part of the West 1/3 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded, March 25, 1958 as document number 17163274 and according to the certificate of correction recorded April 22, 1958 as document number 17186075, in Cook County, Illinois.


Parcel 7:

Easements for Ingress and Egress for the benefit of Parcels 1 thru 5, as set forth and defined in the Declaration recorded as Document No. 17761556.



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp

4652

REAL ESTATE TRANSFER TAX		02-Oct-2019
	COUNTY:	191.25
	ILLINOIS:	382.50
	TOTAL:	573.75
28-11-408-037-0000		20190901688051 0-493-717-088

Property of Cook County Clerk's Office