

196NW3990250K 1/2

UNOFFICIAL COPY

Doc#: 1936416023 Fee: \$98.00

Edward M. Moody

WARRANTY Cook County Recorder of Deeds

LLC to Indiv Date: 12/30/2019 10:32 AM Pg: 1 of 2

Dec ID 20191201676760

ST/CO Stamp 1-279-954-272 ST Tax \$325.00 CO Tax \$162.50

City Stamp 0-663-614-816 City Tax: \$3,412.50

This agreement, made this 17th
day of December , 2019 between
LOTUS HOME BUILDERS LLC
an Illinois 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, party of the first part, and

GREGORY GARCIA (an unmarried man)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

LOT 42 IN BLOCK 3 IN GRAND AVENUE SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 2, 3 AND 4 OF THE COMMISSIONERS SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 2332 N. MANGO AVE, CHICAGO, IL 60639

PIN: 13-32-204-032-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (d) easements, agreements, conditions, covenants, and restrictions of record, if any; and (e) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to Insure without cost to Purchaser.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member, the day and year first above written.

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LOTUS HOME BUILDERS LLC

By [Signature] member
Jason W. Eckhorn Member

State of Illinois, County of COOK ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason W. Eckhorn, personally known to me to be a Member/Manager of LOTUS HOME BUILDERS LLC, an Illinois Limited Liability Company, 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 acknowledged that as such Member/Manager, he signed, sealed and delivered the said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to authority, given by resolution of the Member/Managers of said Limited Liability Company as their free and voluntary act and as the free and voluntary act of the Limited Liability Company, and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of December, 2019Commission expires Feb 27th 2022, 2022
[Signature]
NOTARY PUBLIC

This instrument prepared by Steven Shaykin, 6444 N Milwaukee Ave, Chicago, IL 60631

MAIL TO:

Garces Law LLC
121 S. Wilke Rd. Ste 301
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Gregory Garcia
2332 N. Mangle
Chicago, IL 60640 39

Recorder's Office Box No. _____

