

# UNOFFICIAL COPY

Doc#: 2028139230 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/07/2020 02:40 PM Pg: 1 of 3

Dec ID 20200801655926  
ST/CO Stamp 1-724-350-944 ST Tax \$425.00 CO Tax \$212.50

## WARRANTY DEED

206SC db 10/21/20  
10/21

THE GRANTOR, **BLACK GOLD PROPERTIES LP**, a Delaware Limited Liability Limited Partnership, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **MATTHEW COYLE AND STACEY COYLE**, husband & wife as tenants by entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

Permanent Real Estate Index Numbers

Address of Real Estate

15-34-301-004-0000

3515 Blanchan Avenue, Brookfield, IL 60513

15-34-301-005-0000

Dated this 27<sup>th</sup> day of July, 2020.

REAL ESTATE TRANSFER TAX

08-Aug-2020



COUNTY:	212.50
ILLINOIS:	425.00
TOTAL:	637.50

15-34-301-004-0000

| 20200801655926 | 1-724-350-944

**BLACK GOLD PROPERTIES LP**

By: \_\_\_\_\_

James Nahon, Manager

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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JAMES NAHON, Manager of Black Gold Properties LP, a Delaware Limited Liability Limited Partnership** 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 they signed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of July, 2020.



*Shannon Kirby Pittacora*  
\_\_\_\_\_  
Notary Public

Send subsequent tax bills to:

Matthew Coyle  
Stacey Coyle  
3515 Blanchan Avenue  
Brookfield, IL 60513

After recording send to:

Cynthia Zenko  
The Law Office of Niko G. Mameris  
10661 S. Roberts Road, Suite 107  
Palos Hills, IL 60465

This instrument was prepared by:

James R. Pittacora  
Nisen & Elliot LLC  
200 West Adams, Suite 2500  
Chicago, IL 60606

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 12 (EXCEPT THE SOUTH 66 FEET THEREOF) AND THE SOUTH 21 FEET OF LOT 13 IN BLOCK 7 IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED FEBRUARY 6, 1915 AS DOCUMENT 5573274, IN COOK COUNTY, ILLINOIS.

PROPERTY OF Cook County Clerk's Office