

UNOFFICIAL COPY

Chicago Title

WARRANTY DEED
Statutory (ILLINOIS)

(Limited Liability Company to
Individual)

20CSC009049HH NB
MAIL TO:

Law Offices of Kimberly Duda, Ltd
Erica Buthmann
811 W. Superior Stret, Suite 1,
Chicago, IL 60642

1042

MAIL TAX BILLS TO:

Joseph Salas
6828 179th Street
Tinley Park, IL 60477



Doc# 2030317030 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/29/2020 10:11 AM PG: 1 OF 2

THE GRANTOR(S): 179 OPA, LLC of 9235 Arquilla Dr, Mokena, IL 60448, 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

Joseph Salas, of 1512 W. Victoria Street, Unit 3, Chicago, IL 60660

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

LOT 17A IN UNION SQUARE NORTH RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 10 TO 19, INCLUSIVE, IN UNION SQUARE SUBDIVISION, BEING A SUBDIVISION RECORDED AUGUST 24, 2016 PER DOCUMENT NUMBER 1623729105 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 NOVEMBER 8, 2019 AS DOCUMENT NO. 1931216035, 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 25, 2018 AS DOCUMENT 1820618032 AND AMENDMENT 1933708496, CORRECTED AS DOCUMENT 2003646035.

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2020 and subsequent years.

Permanent Index Number (PIN):28-31-105-083-0000 (PIQ & OP)

Address of Real Estate: 6828 179th Street, Tinley Park, IL 60477

REAL ESTATE TRANSFER TAX		09-Oct-2020	
		COUNTY:	161.50
		ILLINOIS:	323.00
		TOTAL:	484.50
28-31-105-083-0000		20200901607776 0-221-359-584	

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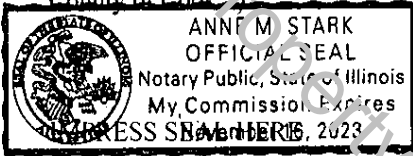
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this date:

September 28, 2020

179 OPA, LLC

By: [Signature]
Kevin Halleran, 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.

Given under my hand and official seal this date: September 28, 2020
Commission expires 11-16-2023 [Signature]
(Notary Public)

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

COOK County Clerk's Office