

# UNOFFICIAL COPY

**PREPARED BY:**

Thomas L. Murphy, P.C.  
10660 W. 143rd Street, Suite A  
Orland Park, IL 60462

Doc#: 2031039121 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/05/2020 11:29 AM Pg: 1 of 2

Dec ID 20200901611040  
ST/CO Stamp 1-576-078-816 ST Tax \$50.00 CO Tax \$25.00

**MAIL TAX BILL TO:**

Sean Cisney and Heidi Holtz  
11759 S. Springfield Ave.  
Alsip, IL 60803

**MAIL RECORDED DEED TO:**

Katrina Cox, Esq.  
15255 S. 94th Ave., Suite 500  
Orland Park, IL 60462

## WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL (Illinois)

THE GRANTOR(S), Scrap Man Holdings, LLC, d/b/a Scrapman Holdings, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Sean Cisney and Heidi Holtz, husband and wife, of 11759 S. Springfield Ave. Alsip, Illinois, not as Tenants in Common, but as Joint Tenants, the following described Real Estate, situated in the County of COOK, in the State of ILLINOIS, to wit:

**LOT 6 IN BLOCK 6 IN ARTHUR T. MCINTOSH AND COMPANY'S, GARDEN HOMES SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 7.79 CHAINS THEREOF) OF SECTION 23, TOWNSHIP 37, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 24-23-318-012-0000

Commonly known as: 11760 S. Avers Avenue, Alsip, IL 60803

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 30<sup>th</sup> day of September, 2020.

Scrap Man Holdings, LLC

By: [Signature]  
Kenneth Njabuhr, Authorized Member or Manager

By: [Signature]  
Nicole Niebuhr, Authorized Member or Manager

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STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kenneth Niebuhr and Nicole Niebuhr, personally known to me to be the Authorized Member or Manager of Scrap Man Holdings, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, 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 notarial seal, this 30<sup>th</sup> day of September, 2020



Lindsay B. Wilma  
Notary Public

My commission expires: 2-25-21

Exempt under the provisions of paragraph \_\_\_\_\_.

Property of Cook County Clerk's Office