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WARRANTY DEED
Statutory (ILLINOIS)
(Limited Liability Company to
Individual)

Doc#: 2111849028 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2021 02:33 PM Pg: 1 of 4

Dec ID 20210401603839
ST/CO Stamp 1-288-007-184 ST Tax \$327.50 CO Tax \$163.75

MAIL TO:
Sharkey & Conroy, P.C.
Michael T. Conroy
10031 W 191st Street,
Mokena, IL 60448

MAIL TAX BILLS TO:
Keshia L. Garnett
6826 179th Street,
Tinley Park, IL 60477

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

Keshia L. Garnett, of 4231 W. 76th Street #305, Chicago, IL 60652

** a Married Woman*

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

PARCEL 1:

LOT 16A IN UNION SQUARE NORTH RESUBDIVISION BEING A SUBDIVISION OF LOTS 10 TO 19, INCLUSIVE, IN UNION SQUARE SUBDIVISION BEING A SUBDIVISION 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 NUMBER 1931216085.

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 RECORDED DECEMBER 3, 2019 AS DOCUMENT NUMBER 1933708496.

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

Permanent Index Number (PIN):28-31-105-092-0000

Address of Real Estate: 6826 179th Street, Tinley Park, IL 60477

Chicago Title
21 CSC 0090711111
10/2
(Signature)

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this date: 4/25/23

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.

IMPRESS SEAL HERE

Given under my hand and official seal, this date: _____

Commission expires _____ 20 _____

(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 12001 S. Roberts Road, Palos Hills, IL 60465

See attached acknowledgment

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

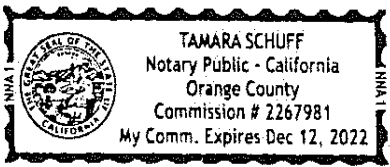
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On April 30, 2021 before me, Tamara Schuff, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared Kevin Halleran
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Signature Tamara Schuff
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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6. **DECLARATION.** The Parcel and the improvements located thereon have been (or prior to the Closing shall be) submitted to the provisions of a townhouse declaration (the "Declaration", collectively) recorded (or to be recorded) by Seller in the office of the Recorder of Deeds for Cook County, Illinois, showing the Parcel and the Improvements thereon and identifying the respective units comprising the Development, including the Property. A copy of the Declaration and the By-Laws of UNION SQUARE TOWNHOME ASSOCIATION (the By-Laws) (or forms substantially similar to the actual Declaration and By-Laws to be recorded) have been delivered to Purchaser herewith. Seller reserves the right to make any change or amendment to the Declaration, the Plat and/or the By-Laws prior to the Closing, to the extent permitted by applicable law. By acceptance of the Warranty/Trustee's Deed to the Property, Purchaser agrees to assume as of the Closing Date the obligations of the owner of the Property as set forth in the Declaration and to be bound by all of the terms and provisions contained therein.
7. **ADDITIONAL PAYMENTS.** On the closing date (hereinafter defined) Purchaser shall pay to the agent of the Board of Managers of UNION SQUARE TOWNHOME ASSOCIATION (hereinafter referred to as the "Association"), or the Seller, as the case may be, (in addition to the payment of the balance of the purchase price to Seller) the prorated monthly assessments for the month of closing, the monthly assessment for the month following the closing, and the initial capital contribution/reserve as specified in the operating budget/Declaration for the Association and the assessment letter to be provided at Closing.
8. **CLOSING.**
- a. Pursuant to the terms of this agreement, the target time of closing for said Property shall take place on or about ~~11/23/2021~~ 7-23-21, 2017 (the "Closing Date"). Possession of the Property shall be delivered to Purchaser on the Closing Date. *40 for Seller*
 - b. Notwithstanding any other terms contained herein, the parties agree to close within seven (7) days of substantial completion as evidenced and defined by the issuance of a certificate of occupancy by the Village of Tinley Park (occupancy approval). In the event a closing does not take place during this specified time, the Purchaser shall pay the Seller ONE HUNDRED (\$100.00) DOLLARS per day to partially compensate the Seller for the daily cost of interest, insurance, taxes, maintenance, utilities, etc., on a completed building that is standing unoccupied, from the date of the occupancy approval through the date of closing. However, in any event, should a closing not take place within fourteen (14) days from the occupancy approval, the Purchaser shall be in default under the terms of this contract. Notwithstanding anything contained herein to the contrary, Seller is not required to give the Purchaser written notice of occupancy approval.