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Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 09:23 AM Pg: 1 of 3

Dec ID 20210401603845
ST/CO Stamp 0-257-228-304 ST Tax \$333.00 CO Tax \$166.50

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

MAIL TO:

Law Office of Peter Marx
Peter Marx
7104 West Addison,
Chicago, IL 60634

MAIL TAX PAYS TO:

Corey Hinton
6824 179th Street
Tinley Park, IL 60477

THE GRANTOR(S): 179 CPA, 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

Corey Hinton, of 841 N. Francisco Avenue Unit 2, Chicago, IL 60622

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

PARCEL 1:

LOT 15A 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 THEIR PLAT THERE OF RECORDED NOVEMBER 8, 2019 AS DOCUMENT NUMBER 1931216085, 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 RECORDED DECEMBER 2, 2019 AS DOCUMENT NUMBER 1933708496, AND 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):28-31-105-081-0000

Address of Real Estate: 6824 179th Street, Tinley Park, IL 60477

Chicago Title

Z1 CSC 009008 HH
10P2

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this date: 4/25/24

179 OPA, LLC

By: X *Kevin Halleran*
Kevin Halleran, Manager

State of _____
County of _____

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: _____

Commission expires _____ 20____
see attached acknowledgment (Notary Public)

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

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

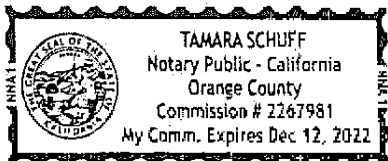
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On April 20, 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: _____