

UNOFFICIAL COPY

SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUAL(S)

Doc#: 2116746306 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2021 01:32 PM Pg: 1 of 3

Dec ID 20210401691334
ST/CO Stamp 1-779-857-936 ST Tax \$168.50 CO Tax \$84.25

ILLINOIS

Above Space for Recorder's Use Only

THIS AGREEMENT between **Ace Group, LLC** a corporation 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, party of the first part, and **Mario Alberto Ortega Perez and Leticia Flores Avelar, Husband and Wife, as Tenants by the Entirety**, of 10407 Lombard Ave, Chicago Ridge, Illinois, 60415 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Members of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, or, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Mario Alberto Ortega Perez and Leticia Flores Avelar, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-17-125-002-0000

Address(es) of Real Estate: 10407 Lombard Ave, Chicago Ridge, Illinois 60415

FIDELITY NATIONAL TITLE
OC21008497

The date of this deed of conveyance is 04/14/2021.


Fidelity National Title Company

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IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Manager, on the date stated herein.

Name of Corporation:

Ace Group, LLC



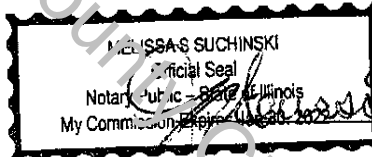
By: Lucas Kotara, Manager

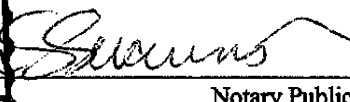
State of Illinois

County of Cook



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lucas Kotara personally known to me to be the Manager of Ace Group, LLC an Illinois Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Lucas Kotara President and Secretary, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Members of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal 04/14/2021.





Notary Public

REAL ESTATE TRANSFER TAX		14-Apr-2021
		COUNTY: 84.25
		ILLINOIS: 168.50
		TOTAL: 252.75
24-17-125-002-0000	20210401691334	1-779-857-936

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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 10407 Lombard Ave
Chicago Ridge, Illinois 60415

Legal Description:

LOT 19 IN BLOCK 20 IN CHICAGO RIDGE DEVELOPMENT COMPANY'S SUBDIVISION OF BLOCKS 18, 19 AND 20 IN CHICAGO RIDGE SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

GRANTEES ADDRESS

<p>This instrument was prepared by: Robert Ruzich Law Office of Robert D. Ruzich 4001 W. 95th Street, Suite 200 Oak Lawn, IL 60453</p>	<p>Send subsequent tax bills to: Mario Alberto Ortega Perez and Leticia Flores Avelar 10407 Lombard Ave Chicago Ridge, Illinois 60415</p>	<p>Mail recorded document to: Mario Alberto Ortega Perez and Leticia Flores Avelar 10407 Lombard Ave Chicago Ridge, Illinois 60415</p>
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