

UNOFFICIAL COPY

Doc#: 2119704401 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/16/2021 12:19 PM Pg: 1 of 3

WARRANTY DEED a Corporation to Individual

Dec ID 20210501629060
ST/CO Stamp 1-572-004-112 ST Tax \$241.00 CO Tax \$120.50

This agreement, made this 10th day of May, 2021, between JGL Investments 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, party of the first part, and Reginald L. Nichols, *a married man,*

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Company, by these presents does REMISE, RELEASE, AND CONVEY AND WARRANT unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOT 147 IN WINONA TERRACE SUBDIVISION, A SUBDIVISION IN SECTION 14, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE LITTLE CALUMET RIVER AND SOUTH OF THE RIGHT-OF-WAY OF THE PITTSBURGH, CHICAGO AND ST. LOUIS RAILROAD IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 15615 Kenwood Ave., South Holland, IL 60473

PIN: 29-14-220-001-0000

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

**FIDELITY NATIONAL TITLE
OC21007106**

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

JGL Investments LLC

By: _____

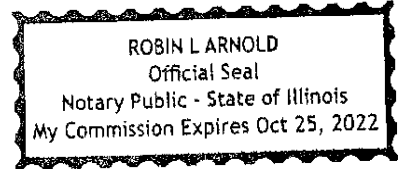
Gary K. Davidson, as power of attorney for Jairo Laverde, its managing Member of JGL Investments, LLC

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ,Gary K. Davidson, as power of attorney for Jairo Laverde, personally known to me to be the managing member of, JGL Investments LLC, an Illinois Liability Company and 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 severally acknowledged that as such representative, he/she signed this instrument as his/her free and voluntary act.



Given under my hand and official seal, this 10th day of May, 2021

Commission expires October 25, 2022

Robin L. Arnold
NOTARY PUBLIC

This instrument prepared by: Castle Law, 2 N. 129th Infantry Drive, Joliet, IL 60435

GRANTEES ADDRESS

MAIL TO:
~~Reginald L Nichols~~
~~15615 Kenwood Ave.~~
~~South Holland, IL 60473~~

SEND SUBSEQUENT TAX BILLS TO:
Reginald L Nichols
15615 Kenwood Ave.
South Holland, IL 60473

Sara J. Gray
1429 Prairie Rd.
Joliet, IL 60435

REAL ESTATE TRANSFER TAX		17-May-2021
COUNTY:		120.50
ILLINOIS:		241.00
TOTAL:		361.50

29-14-220-001-0000 | 20210501629060 | 1-572-004-112

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Jairo Laverde**
Mailing Address: **235 W. Van Patten St., Unit 1616, Chicago, IL 60607**
Telephone No.: **(312) 320-5355**
Attorney or Agent: **Gary Davidson**
Telephone No.: **(815) 744-6550**
Property Address: **15615 Kenwood Ave.
South Holland, IL 60473**
Property Index Number (PIN): **29-14-220-001-0000**
Water Account Number: **0070152003**
Date of Issuance: **5/14/2021**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on May 14, 2021 by
Michelle R Liddell

Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: *Marigold Johnson*
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.