

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc# 2120008133 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2021 09:55 AM Pg: 1 of 3

Dec ID 20210601681274
ST/CO Stamp 1-485-384-976 ST Tax \$1,400.00 CO Tax \$700.00
City Stamp 0-379-294-992 City Tax: \$14,700.00

Preparer File: AF1009610
FATIC No.: AF1009610

THE GRANTOR, Silver River Development LLC – 3313 N. Oakley Series, 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 Ten and 00/100 Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to KEVIN M. GERAGHTY AND KELLIE GERAGHTY, husband and wife, of the County of Cook, not as tenants in common nor as joint tenants with rights of survivorship but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: N/A

Permanent Real Estate Index Number(s): 14-19-318-023-0000 (Vol. 482)

Address(es) of Real Estate: 3313 North Oakley Avenue
Chicago, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

25th day of June, 20 21

Silver River Development LLC – 3313 N. Oakley Series

By: Patrick Daly

Patrick Daly, Manager of Silver River Development LLC – 3313 N. Oakley Series

FIRST AMERICAN TITLE
FILE # AF1009610



First American
Title Insurance Company

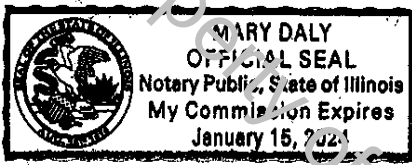
Warranty Deed - LLC

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Mary T. Daly, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Patrick Daly, personally known to me to be the manager of the Silver River Development LLC - 3313 N. Oakley Series 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 severally acknowledged that as such and they signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, 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 official seal this 25th day of June, 20 21.



Mary Daly
Notary Public

Prepared by:
Mary T. Daly, LLC
921 Cleveland Avenue
Park Ridge, IL 60068

Mail to:
Jason Chmielewski
JMC Law Group
111 West Washington Street, Suite 1500
Chicago, IL 60602

Name and Address of Taxpayer: Grantor's Address
Kevin and Kellie Geraghty
3313 N. Oakley Avenue
Chicago, IL 60618



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Exhibit "A" – Legal Description

LOT 24 IN BLOCK 11 IN C.T. YERKES' SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF, IN COOK COUNTY, ILLINOIS.

Permanent Index #: 14-19-318-023-0000 (Vol. 482)

Property Address: 3313 North Oakley Avenue, Chicago, Illinois 60618

Property of Cook County Clerk's Office

