

UNOFFICIAL COPY

JIGAW 05/21/21 SVR
WARRANTY DEED
Statutory (ILLINOIS) 1/2

Doc#: 2120718371 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2021 11:56 AM Pg: 1 of 4

Dec ID 20210601687444
ST/CO Stamp 0-067-670-800 ST Tax \$160.00 CO Tax \$80.00

THE GRANTOR(S) SVR Real Estate, LLC - 16628 School, a Series Limited Liability Company, organized in the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEYS and WARRANTS to Elaine R. Reed, a single person, of 16135 South Park Avenue, Apt. 2, South Holland, IL. 60473 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal:


LOT 86 IN CHAPMAN'S 6TH ADDITION TO TULIP TERRACE, BEING A SUBDIVISION OF PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE SOUTH EAST 1/4 OF SECTION 22 (RECORDED SEPTEMBER 12, 1888) AND ALSO PART OF LOT 3 AND ALL OF LOT 4 IN OWNERS SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOGETHER WITH THAT PORTION OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22 DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 IN OWNERS SUBDIVISION; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH TO THE NORTH LINE OF A FORESAID LOT 3 IN OWNERS SUBDIVISION; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID CHAPMAN'S 6TH ADDITION TO TULIP TERRACE REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 6, 1963 AS DOCUMENT 2076742.

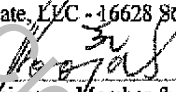
SUBJECT TO: General real estate taxes for second installment of 2020 and subsequent years, covenants, conditions, restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index number(s): 29-22-403-025-0000
Address(es) of Real Estate: 16628 School St., South Holland, IL 60473

DATED this 29th day of JUNE, 2021.

SVR Real Estate, LLC - 16628 School

By: Vikram Venkataraghavan, Member & Manager

SVR Real Estate, LLC - 16628 School

By: Pooja Srinivasan, Member & Manager

State of California }
County of Santa Clara } ss.

I, _____ the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vikram Venkataraghavan, Member & Manager of SVR Real Estate, LLC - 16628 School, 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 seal, this _____ day of _____, 2021.
Commission expires: _____
Notary Public

ATTACHED

State of California }
County of Santa Clara } ss.

I, _____ the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pooja Srinivasan, Member & Manager of SVR Real Estate, LLC - 16628 School, 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 seal, this _____ day of _____, 2021.
Commission expires: _____
Notary Public

UNOFFICIAL COPY

WARRANTY DEED
Individual to Individual

SVR Real Estate, LLC - 16628 School

TO

Elaine R. Reed

This instrument was prepared by:

Law Office of Mari-Kathleen S. Zaraza, P.C.
500 Davis St. Suite 512
Evanston, IL 60201

Property of Cook County Clerk's Office

Mail to:

Elaine Reed
16628 School St
South Holland, IL 60473

Send Subsequent Tax Bills to:

Elaine R. Reed
16628 School St.
South Holland, IL. 60473

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Santa Clara


On June 29, 2021 before me, Denny S. Wu, Notary Public

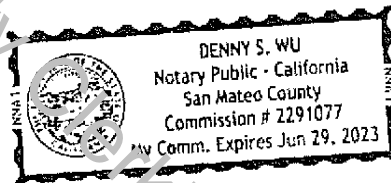
personally appeared Vikram Venkataraghavan, Pooja Srinivasan

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 of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

Name of the notary: Denny S. Wu
County of notary's principal place of business: San Mateo
Notary's phone number: (415) 713-4525
Notary's registration number: 2291077
Commission expiration date: 06/29/2023

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

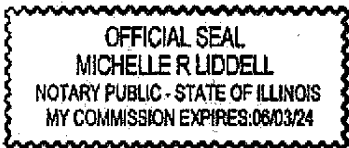
**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

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: **SVR Real Estate, LLC 16628 School St.**
Mailing Address: **20254 Williamsburg Lane, Saratoga, CA 95070**
Telephone No.: **773-426-6266**
Attorney or Agent: **Mari-Kathleen Zaraza**
Telephone No.: **773-426-6266**
Property Address: **16628 School St.**
South Holland, IL 60473
Property Index Number (PIN): **29-22-403-025-0000**
Water Account Number: **0160025007**
Date of Issuance: **6/29/2021**

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on June 29 2021 by
Michelle R Liddell
Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND
By: *Marilyn Skiam*
Deputy Village Clerk or Representative



[SEAL]

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