

# UNOFFICIAL COPY

19611334

**DEED BY LIMITED LIABILITY COMPANY**

Doc#: 2135504101 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/21/2021 08:41 AM Pg: 1 of 3

Dec ID 20211201667459  
ST/CO Stamp 2-147-125-904 ST Tax \$68.00 CO Tax \$34.00

Above Space for Recorder's Use Only

Clearpoint Properties 3 LLC, a limited liability company created and existing under and by virtue of the laws of the State of Wyoming, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the duly appointed and acting manager of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, *et seq.*, and the limited liability company's operating agreement dated May 5, 2017, does hereby Grant, Sell, Bargain and Convey to Jeremy Davis of 8807 S. East End Avenue, Chicago, Illinois 60617 pursuant to the said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, commonly known as 15916 Cottage Grove Avenue, South Holland, IL 60473, legally described as:

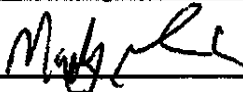
THE NORTH 100 FEET (EXCEPT THE SOUTH 50 FEET THEREOF) AND (EXCEPT THE WEST 180 FEET THEREOF) OF THAT PART OF LOT 3 LYING WITHIN SECTION 15, HEREINAFTER MENTIONED IN THE SUBDIVISION OF LOT 4 (EXCEPT THE SOUTH 214.5 FEET OF THE EAST 511.15 FEET THEREOF) OF TYS GOUWENS SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CALUMET RIVER, PLAT RECORDED AUGUST 7, 1909 AS DOCUMENT NUMBER 4418546, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-15-407-068-0000  
ADDRESS OF REAL ESTATE: 15916 Cottage Grove Avenue, South Holland, IL 60473

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2020 and subsequent years

Dated this 22nd day of November, 2021

Clearpoint Properties 3 LLC, a Limited Liability Company

By: 

Mark Gruber, Manager

7641

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mark Gruber personally known to me to be the same person whose name is subscribed to the foregoing instrument,

**USI**

# UNOFFICIAL COPY

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.

Given under my hand and official seal, this 28<sup>th</sup> day of November, 2021.



Lauren Berger  
NOTARY PUBLIC



My Commission expires 6-15-2022

This instrument was prepared by: Dennis G. Gianopolus, 18511 Torrence Ave., Lansing, IL 60438

**MAIL TO:**  
Diane Danzy Odell  
~~77 West Washington, Suite 714~~  
Chicago, IL 60602  
*646 1/2 E 43rd St  
Chicago IL 60643*

**SEND SUBSEQUENT TAX BILLS TO:**  
Jeremy Davis  
15916 Cottage Grove Avenue  
South Holland, IL 60473

OR Recorder's Office Box No. \_\_\_\_\_

REAL ESTATE TRANSFER TAX		14-Dec-2021
	COUNTY:	4.00
	ILLINOIS:	98.00
	TOTAL:	102.00
29-15-407-068-0000	20211201667459   2-147-125-804	

*Property of Cook County Clerk's Office*

# 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:** Clearpoint Properties LLC  
**Mailing Address:** 1716 W School St., Unit 1, Chicago, IL 60657  
**Telephone No.:** 630-802-9291  
**Attorney or Agent:** Dennis Gianapoulos  
**Telephone No.:** 773-840-0683  
**Property Address:** 15916 Cottage Grove  
South Holland, IL 60473  
**Property Index Number (PIN):** 29-15-407-059-0000  
**Water Account Number:** 0480024011  
**Date of Issuance:** 12/7/2021

State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on December 7, 2021 by

Michelle R Liddell  
Michelle R Liddell  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: [Signature]  
Deputy Village Clerk or Representative



[SEAL]

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