

# UNOFFICIAL COPY

Doc#: 2135534204 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/21/2021 03:35 PM Pg: 1 of 3

Dec ID 20211101645138  
ST/CO Stamp 0-331-336-336 ST Tax \$330.00 CO Tax \$165.00

**WARRANTY DEED  
Statutory (ILLINOIS)  
(Limited Liability Company to  
Individual)**

**MAIL TO:**

Law Office of Christina Christl  
Christina Christl  
960 Rand Road,  
Des Plaines, IL 60016

**MAIL TAX BILLS TO:**

Iris C. Booker  
17890 Oak Park Ave  
Tinley Park, IL 60477

Chicago Title / Rm 21 CSC009093 HH(182)

**THE GRANTOR(S):** 179 OPA, LLC of 17331 Valley View Dr, Tinley Park, IL 60477, 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 (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company **CONVEYS** and **WARRANTS** to

Iris C. Booker, of 212 E Cullerton Street, Apt. 903, Chicago, IL 60616

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

LOT 10A IN UNION SQUARE NORTH RESUBDIVISION OF LOTS 10 TO 19, INCLUSIVE, IN UNION SQUARE SUBDIVISION, BEING A SUBDIVISION RECORDED AUGUST 24, 2016 PER DOCUMENT NUMBER 1623729105 IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THEIR PLAT THERE OF RECORDED NOVEMBER 8, 2019 AS DOCUMENT NUMBER 1931216085, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AS CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR UNION SQUARE TOWNHOME ASSOCIATION RECORDED JULY 2, 2018 AS DOCUMENT 1820618032.

AND AMENDMENT RECORDED DECEMBER 3, 2019 AS DOCUMENT NUMBER 1933708406 AND CORRECTED AS DOCUMENT 2003646035.

**SUBJECT TO:** covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2020 and subsequent years.

Permanent Index Number 28-31-105-0<sup>7</sup>~~8~~6-0000

Address of Real Estate: 17890 Oak Park Ave, Tinley Park, IL 60477

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this date: 12/1/21

179 OPA, LLC

By: X K Ha  
Kevin Halleran, as Manager

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Halleran, as Manager of 179 OPA, LLC, 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this date: \_\_\_\_\_

*See Attached*

Commission expires 20 \_\_\_\_\_  
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

# UNOFFICIAL COPY

## 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 Orange

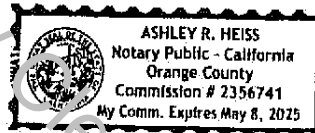
On December 1, 2021 before me, Ashley R. Heiss, a Notary Public  
(insert name and title of the officer)

personally appeared Kevin Halleran  
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 Ashley R Heiss (Seal)



Property of Cook County Clerk's Office