

AFF-2117502 71

# SPECIAL UNOFFICIAL COPY WARRANTY DEED

Statutory (Illinois)  
(LLC. to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Doc#: 2200318320 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/03/2022 01:30 PM Pg: 1 of 2

Dec ID 20211201674987  
ST/CO Stamp 1-992-489-616 ST Tax \$82.00 CO Tax \$41.00

(The Above Space for Recorder's Use Only)

**THIS AGREEMENT**, made this 15th day of December, 2021, between Galaxy Sites, LLC., 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, 820 Church Street, Suite 200, Evanston, IL 60201, party of the first part, and Gerardo Ueda, 5758 S. Kenneth, Chicago, IL 60629, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and \_\_\_\_\_ no/100Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

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, title, 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/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, and (c) general property taxes and special assessments due for the year 2021 and subsequent years.

Parcel Number(s): 32-03-302-024-0000

Address(es) of real estate: 131 N. Rebecca St., Glenwood, Illinois.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, this 15th day of December, 2021.

Galaxy Sites, LLC,  
By: National Indemnity Corp.- Its managing member,

By: \_\_\_\_\_



Brian A. Burak, Agent

### REAL ESTATE TRANSFER TAX

30-Dec-2021



COUNTY:	41.00
ILLINOIS:	82.00
TOTAL:	123.00

32-03-302-024-0000

| 20211201674987 | 1-992-489-616

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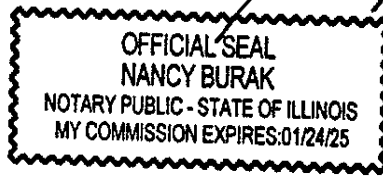
State of Illinois, County of Lake ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Brian A. Burak personally known to me to be the Agent of the Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Agent, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Corporation, as his free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of December, 2021.

Commission expires 1-24 20 25

*Nancy Burak*  
\_\_\_\_\_  
NOTARY PUBLIC

Place Seal Here



Legal Description: Lot 20 in Block 1 in Sweet's Third Addition to Glenwood, being a Subdivision of that part of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian, lying East of the West 572 feet thereof, and West of the West Right of Way line of the Chicago and Eastern Illinois Railroad Company, as located through said Section 3, in Cook County, Illinois.

Prepared by: Brian A. Burak, Esq.  
901 Hillside Drive  
Mundelein, IL 60060

Subsequent tax bills to: Geronimo Rueda  
5758 S. Kenneth  
Chicago, IL 60629

Return to: *Geronimo Rueda*  
*5758 S. Kenneth*  
*Chicago IL 60629*

NO. 7184 REAL ESTATE TRANSFER TAX  
AMOUNT 410- The Village of  
DATE 12/20/21 GLENWOOD  
SOLD BY EL