

2022

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Doc# 2201046033 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/10/2022 11:16 AM PG: 1 OF 4

**WARRANTY DEED
ILLINOIS STATUTORY**

21 Bar 55594

THE GRANTOR, **WAIYASH, LLC**, an Illinois limited liability company, **CONVEYS and WARRANTS TO AVENTUS HOLDINGS AND INVESTMENT CORP**, a Delaware corporation, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 29-22-201-046-0000

Address of Real Estate: 629 E. 162nd, South Holland, Illinois 60473

30 day of December, 2021

REAL ESTATE TRANSFER TAX

10-Jan-2022



COUNTY:	375.00
ILLINOIS:	750.00
TOTAL:	1,125.00

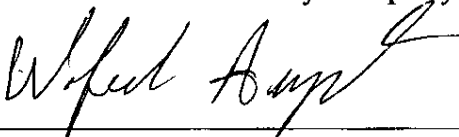
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WAIYASH, LLC
an Illinois limited liability company




Wafeek Aiyash, Manager

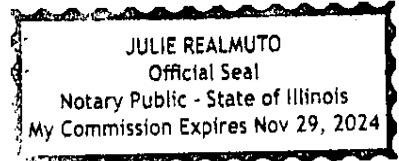
Date: 12/30/21

STATE OF Illinois COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Wafeek Aiyash, Manager of WAIYASH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY is 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 acknowledged that it signed, sealed and delivered the said instrument as its 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 official seal, this 30 day of December, 20 21.

 (Notary Public)



Prepared by:

Joseph M. Talarico, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:

Law Office of James Morrone
12820 S. Ridgeland Ave.
Palos Heights, IL 60463

*** Grantee Address & Name and Address of Taxpayer:**

Aventus Holdings and Investment Corp
629 E 162nd
South Holland, IL 60473

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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 12 RODS OF THE EAST 1/2 OF THE EAST 15 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 629-645 E 162nd St, South Holland, IL 60473
PIN# 29-22-201-046-0000

Property of Cook County Clerk's Office

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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: **Waiyash LLC**

Mailing Address: **3756 Monach Circle, Naperville, IL 60564**

Telephone No.: **312-446-3335**

Attorney or Agent: **Julie Realmuto**

Telephone No.: **708-687-8200**

Property Address: **625-645 E 162nd St
South Holland, IL 60473**

Property Index Number (PIN): **29-22-201-046-0009**

Water Account Number:

01300181000490032004/0490032400/0490032300/0490032200/0490032100

Date of Issuance: **1/4/2022**

State of Illinois)

County of Cook)

This instrument was acknowledged before me on January 4, 2022 by Bret A Scott.

Bret A Scott
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Michelle K Waddell
Deputy Village Clerk or Representative



[SEAL]

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