

UNOFFICIAL COPY

WARRANTY DEED

Limited Liability Company to Limited Liability Company

Doc#: 2204639338 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2022 02:26 PM Pg: 1 of 1

Dec ID 20220101607877
ST/CO Stamp 1-081-952-656 ST Tax \$605.00 CO Tax \$302.50

THE GRANTOR, BLACKSTONE TELEMATICS, LLC SERIES 10436 SOUTH MASON, 12061 Magnolia Lane, Homer Glen, Illinois 60491, an Illinois 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 TEN DOLLARS and pursuant to authority given by the Members of said company, CONVEYS AND WARRANTS to SPRINGVIEW EH, LLC and SPRINGVIEW KH, LLC, Illinois limited liability companies organized and existing under and by virtue of the laws of the State of Illinois having their principal office at the following address: 4849 West 167th Street, Suite 103, Oak Forest, Illinois 60452, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lot 3 in Costello's West 105th Street and South Mason Avenue Resubdivision of Lots 86 and 87 in Frank DeLugach's Austin Gardens Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 24-17-214-033-0000
Address of real estate: 10436 Mason Avenue, Oak Lawn, Illinois 60453

Subject to covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; and general real estate taxes not yet due and payable at the time of closing.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Operating Manager this 2nd day of February, 2022.

BLACKSTONE TELEMATICS, LLC SERIES 10436 SOUTH MASON

By: George Pitsoulakis
George Pitsoulakis, Member

Chicago Title
ZCJA 17439800
1 of 2
Laura Ann Pitsoulakis
Laura Ann Pitsoulakis, Member

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that GEORGE PITSOULAKIS AND LAURA ANN PITSOULAKIS, personally known to be to be the Members of BLACKSTONE TELEMATICS, LLC SERIES 10436 SOUTH MASON and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Members, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth. Given under my hand and official seal, this 2nd day of February, 2022.

Commission expires 2-11-24

Debra Vandermeer
Notary Public
OFFICIAL SEAL
DEBRA VANDERMEER
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 02/11/24

This instrument prepared by John O'Donnell, Attorney at Law, 10759 W. 159th Street, Suite 201, Oak Forest, Illinois 60467

MAIL TO:
Springview Property Management
4849 W. 167th St. Suite 103
Oak Forest, IL 60452

SEND TAX BILLS TO:
Springview Property Management
4849 W. 167th St. Suite 103
Oak Forest, IL 60452

Village of Oak Lawn Real Estate Transfer Tax \$2500 00144

Village of Oak Lawn Real Estate Transfer Tax \$500 05550

Village of Oak Lawn Real Estate Transfer Tax \$25 05203