

UNOFFICIAL COPY

BT# 2210022-00459 (182)
WARRANTY DEED
(LLC to Individual)



Doc# 2209613016 Fee \$93.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 04/06/2022 11:04 AM PG: 1 OF 2

The Grantor, Sivita Investment LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby Convey and Warrant unto the Grantee, Sawanna Golden, a married ~~person~~ ^{woman} the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

Permanent Index Number:
32-05-223-031-0000

Commonly Known as:
510 N. Arizona Ave, *
Glenwood, IL 60425

REAL ESTATE TRANSFER TAX		04-Apr-2022	
		COUNTY:	171.75
		ILLINOIS:	343.50
		TOTAL:	515.25
32-05-223-031-0000		20220301654148 1-959-936-912	

Subject to:

- (a) 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;
- (b) General real estate taxes not due and payable at time of closing;

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 28th Day of March, 2022.

Sivita Investment LLC, an Illinois limited liability company

By: (Seal)
Iliana Deltcheva, Manager / Member

S 4
P 2
S 41
SC
INT JP

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

NO. 7210 REAL ESTATE TRANSFER TAX
AMOUNT 1717 The Village of
DATE 3/28/22 GLENWOOD
SOLD BY EL

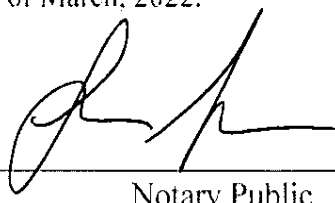
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State of Illinois)
) Ss.
 County of Cook)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Iliana Deltcheva, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date of March 28th, 2022, by virtue of the above cited authority and acknowledged the foregoing instrument to be her free act and deed on behalf of Sivita Investment LLC, an Illinois limited liability company.

Given under my hand and official seal, this 28th Day of March, 2022.

My Commission expires 7-17-2022

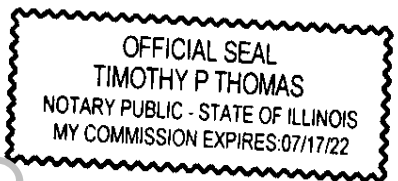


Notary Public

impress
 seal
 here

This instrument was prepared by:

Douglas D. Danielson, Esq.
 1023 Huntington Drive
 Aurora, IL 60506



~~MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:~~ *Grantee Address &*

Sawanna Golden
 510 N. Arizona Ave,
 Glenwood, IL 60425

LEGAL DESCRIPTION

LOT 216 IN GLENWOOD ESTATES UNIT NUMBER 5, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. LOT 216 IN GLENWOOD ESTATES UNIT NUMBER 5, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.