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22GNW72908151L
CB 1 of 1

WARRANTY DEED

Doc#: 2224439043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2022 07:52 AM Pg: 1 of 3

Dec ID 20220801622774
ST/CO Stamp 0-219-474-512

THE GRANTOR, LION DEVELOPMENT II LLC, an Illinois limited liability company, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: THE VILLAGE OF RIVERSIDE, an Illinois Municipal Corporation, GRANTEE, 27 Riverside Road, Riverside, Illinois 60546, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 685 AND 686 IN BLOCK 4 IN THIRD DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not due and owing at the time of closing, covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Numbers: 15-36-212-012-0000

Address of real estate: 363 E. BURLINGTON ST, RIVERSIDE IL 60546

Dated this 29th day of August, 2021.

LION DEVELOPMENT II, LLC, an Illinois limited liability company

By: Patrick Leone
PATRICK LEONE

Compliance or Exemption Approved
Village of Riverside

BY: Anne Cyran
Date: 08/29/2022

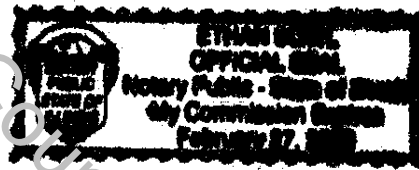
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Ethan Sawl, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **PATRICK LEONE**, 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.

Given under my hand and official seal, this 29 day of August, 2022.

Ethan Sawl
Notary Public



My commission expires: 2/27/2022

This instrument was prepared by:

Phillip A. Couri, 552 Lincoln Avenue, Winnetka, Illinois 60093

Mail to:

Michael A. Marrs
20 N. Wacker Drive, Suite 1660
Chicago, Illinois 60606-2903

Send Subsequent Tax Bills to:

Village of Riverside
Attn: Village Manager
27 Riverside Road
Riverside, Illinois 60546

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STATEMENT BY GRANTOR AND GRANTEE

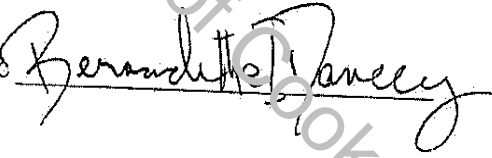
The **grantor** or her agent affirms that, to the best of her knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 30, 2022

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 30th day of August, 2022



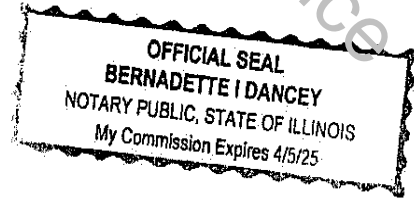
Notary Public 


The **grantee** or her agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 30, 2022

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 30th day of August, 2022



Notary Public 

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)