

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUALS)

Chicago Title <sup>192</sup>  
AGS 01 351P 90  
Mail To:

Doc# 2227010058 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2022 10:19 AM Pg: 1 of 2

Dec ID 20220801625900  
ST/CO Stamp 0-195-540-560 ST Tax \$2,200.00 CO Tax \$1,100.00  
City Stamp 1-423-947-344 City Tax: \$23,100.00

Brian Berlin  
THE CKB FIRM  
30 N. LaSalle St., Suite 1520  
Chicago, IL 60602

Name and Address of Taxpayer:

Peter Lio and Alisa A. McQueen  
3618 N. Leavitt St.  
Chicago, IL 60618

RECORDERS STAMP

THE GRANTOR, **3618 N. LEAVITT LLC**, an Illinois limited liability company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to: **PETER LIO AND ALISA A. MCQUEEN**, husband and wife, as tenants by the entirety, of 1710 S. Indiana Ave., Chicago, IL 60616, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 14 IN WM. ZELOSKY'S SUBDIVISION OF BLOCK 24 IN EXECUTORS OF W. E. JONES SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-19-127-029-0000

Common Address: 3618 N. LEAVITT ST.  
CHICAGO, IL 60618

**SUBJECT TO:** (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the House and the Property); (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) utility easements, whether recorded or unrecorded; (f) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Buyer.

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IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 21<sup>st</sup> day of September, 2022.

**3618 N. LEAVITT LLC,**  
an Illinois limited liability company

By: *Mark Meagher*  
Name: Mark Meagher  
Its: Manager

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Mark Meagher, personally known to me to be the Manager of **3618 N. LEAVITT LLC**, an Illinois limited liability company, 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 Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his 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 21<sup>st</sup> day of September, 2022.



*Steven E. Moltz*  
NOTARY PUBLIC

Prepared By:

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, IL 60603