

# UNOFFICIAL COPY

Doc#: 2236228184 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/28/2022 11:23 AM Pg: 1 of 2

**This Instrument Prepared By:**

Thomas R. Osterberger  
KGG LLC  
111 N. Ottawa Street  
Joliet, IL 60432

Dec ID 20221201615969  
ST/CO Stamp 0-917-527-888 ST Tax \$660.00 CO Tax \$330.00

**Mail Recorded Deed To:**

Attorney Siobhan T. Sheehan  
55 S. Main Street, Suite 250  
Naperville, IL 60540  
GRANTEE'S ADDRESS

**Mail Tax Bills for:**

John C. Montalbao  
16511 Kayla  
Lemont, IL 60439

FIDELITY NATIONAL TITLE OC22027596

## WARRANTY DEED

**THE GRANTOR, SOLUX DEVELOPMENT, LLC** a Delaware 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 and no/100ths (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Manager of said Limited Liability Company, **CONVEYS and WARRANTS** to

**JOHN C. MONTALBAO**

whose address is 1S100 Chase Avenue, Lombard, Illinois, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

THE WEST HALF OF LOT 5 IN THE FINAL PLAT OF ROLLING MEADOWS PHASE 4, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 2019 AS DOCUMENT 1922716187, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NO.: New Code to Come – Presently Part of  
22-31-114-005-0000

Commonly known as: 16511 Kayla Drive, Lemont, IL 60439

Subject to general real estate taxes not due and payable at time of closing; special taxes and assessments confirmed after contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easement for public utilities; drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

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IN WITNESS WHEREOF, the Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager.

DATED this 16th day of December, A.D., 2022.

SOLUX DEVELOPMENT, LLC, a Delaware  
Limited Liability Company

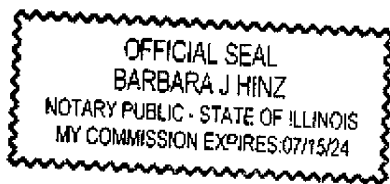
BY:

*Michael Zambon*  
\_\_\_\_\_  
Michael Zambon, Manager

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF WILL   )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael Zambon, personally known to me to be the Manager of Solux Development, LLC, 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 severally acknowledged that as Manager he signed and delivered the said instrument on behalf of Solux Development, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of December, A.D., 2022.



*Barbara J. Minz*  
\_\_\_\_\_  
NOTARY PUBLIC

**REAL ESTATE TRANSFER TAX**

20-Dec-2022



COUNTY:	330.00
ILLINOIS:	660.00
TOTAL:	990.00

22-31-114-005-0000

| 20221201615969 | 0-917-527-886