

# UNOFFICIAL COPY

STC 1929091 1 of 2  
**LIMITED LIABILITY COMPANY WARRANTY DEED**

Doc#: 2310849064 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2023 01:24 PM Pg: 1 of 4

Dec ID 20230401697928  
ST/CO Stamp 0-035-589-328 ST Tax \$232.00 CO Tax \$116.00

**MAIL TAX BILL TO:**  
Yvette Miller and Lavell Miller  
637 E. 173rd Street  
South Holland, Illinois 60473

**MAIL RECORDED DEED TO:**  
Sebastian Kos  
119 S. Vine St  
Hinsdale, IL 60521

THE GRANTOR, **SPRINGVIEW INVESTMENTS II IL II LLC**, a 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, with its principal office at 1448 East 26<sup>th</sup> Street, Brooklyn, New York 11210, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEYS AND WARRANTS** to **YVETTE MILLER AND LAVELL MILLER**, a married couple, of 9643 S Francisco Ave, Evergreen Park, IL 60805, not as Tenants in Common nor as Joint Tenants but as **TENANTS BY THE ENTIRETY**, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**SEE ATTACHED EXHIBIT A**

Permanent Index Number: 29-27-211-014-0000  
Property Address: 637 E. 173rd Street, South Holland, Illinois 60473

**STEWART TITLE**  
700 E. Ditch Road, Suite 180  
Naperville, IL 60563

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

**REAL ESTATE TRANSFER TAX**

18-Apr-2023



COUNTY: 116.00  
ILLINOIS: 232.00  
TOTAL: 348.00

29-27-211-014-0000

| 20230401697928 | 0-035-589-328

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In Witness whereof, said limited liability company has caused its name to be signed to these presents by its Authorized Member or Manager this 28 day of March, 2023.

**SPRINGVIEW INVESTMENTS II IL II LLC**

By: *Harold Willig*  
**HAROLD WILLIG, MANAGER**

STATE OF NEW YORK    )  
  ) SS  
COUNTY OF Kings    )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HAROLD WILLIG personally known to me to be Manager of **SPRINGVIEW INVESTMENTS II IL II LLC**, a Delaware Limited Liability Company, appeared before me this day in person, and severally acknowledged that as such Manager, they signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28<sup>th</sup> day of March, 2023.

*Hannah Kalish*  
Notary Public



PREPARED BY:  
Berardi and Associates, LLC  
Attorney Mark Berardi  
14919 Founders Crossing  
Homer Glen, Illinois 60491

*Seal of Cook County Clerk's Office*

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## Exhibit "A" – Legal Description

**LOT 95 IN THORNWOOD ESTATES 1ST ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14, EST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 14, 1970, AS DOCUMENT LR2521381.**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Harold Wilg**  
Mailing Address: **637 East 173<sup>rd</sup> Street, South Holland, IL 60473**  
Telephone No.: **773-384-8200**  
Attorney or Agent: **CLAS**  
Telephone No.: **773-384-8200**  
Property Address: **637 East 173<sup>rd</sup> Street  
South Holland, IL 60473**  
Property Index Number (PIN): **29-27-211-014-0000**  
Water Account Number: **0190133000**  
Date of Issuance: **4/17/2023**

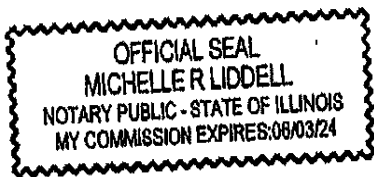
State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on April 17, 2023 by

Michelle R Liddell  
Michelle R Liddell  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Jessica Carter  
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.