

UNOFFICIAL COPY

LIMITED LIABILITY COMPANY WARRANTY DEED

Doc#: 2315841059 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2023 10:34 AM Pg: 1 of 3

Dec ID 20230501611160
ST/CO Stamp 0-995-580-624 ST Tax \$225.00 CO Tax \$112.50

MAIL TAX BILL TO:

1974334
1002
Fransis Lopez and
16749 S. Sunset Ridge Dr.
Country Club Hills, Illinois 60478

MAIL RECORDED DEED TO:

Lawrence Leibforth
4001 W. 95th Street, Ste 200
Oak Lawn, Illinois 60453

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 Delaware and duly authorized to transact business in the State of Illinois, with its principal office at 1448 E. 26th 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 **FRANSIS LOPEZ**, an unmarried person, of 4641 W. 89th Place, Hometown, Illinois, ~~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

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

Permanent Index Number: 28-26-104-001-0000

Property Address: 16749 S. Sunset Ridge Dr., Country Club Hills, Illinois 60478

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

02-Jun-2023



COUNTY:	112.50
ILLINOIS:	225.00
TOTAL:	337.50

28-26-104-001-0000

| 20230501611160 | 0-995-580-624

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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 26 day of April, 2023.

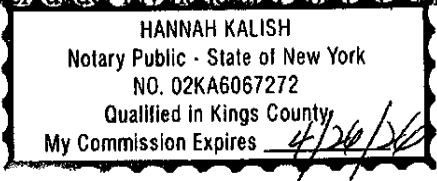
SPRINGVIEW INVESTMENTS II IL II LLC

By: *Harold Willig*
HAROLD WILLIG, MANAGER

STATE OF NEW YORK)
) SS
COUNTY OF KINGS)

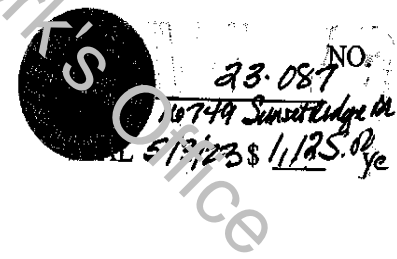
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HAROLD WILLIG = personally known to me to be Managers of **SPRINGVIEW INVESTMENTS II IL II LLC** a Delaware Limited Liability Company, appeared before me this day in person, and severally acknowledged 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 Managers, 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 26th day of April, 2023.



Hannah Kalish
Notary Public

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



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Exhibit "A" – Legal Description

LOT 88 IN J. E. MERRION'S COUNTRY CLUB HILLS SIXTH ADDITION, A SUBDIVISION OF PART OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office