

# UNOFFICIAL COPY

Doc#. 2317228081 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/21/2023 10:24 AM Pg: 1 of 3

Dec ID 20230601645385  
ST/CO Stamp 1-169-577-680 ST Tax \$319.00 CO Tax \$159.50  
City Stamp 0-522-802-896 City Tax: \$3,349.50

2317228081 ZLP  
**WARRANTY DEED 1 of 3**  
**ILLINOIS STATUTORY**

Chicago Title

THE GRANTOR (NAME AND ADDRESS)

Stargate Investments LLC Series 7816  
5941 West Montrose Avenue  
Chicago, IL 60634

(The Above Space for Recorder's Use Only)

THE GRANTOR Stargate Investments LLC Series 7816, a Limited Liability Company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Rayshonda McElroy, an unmarried person, of 9516 South Kolin Avenue, Oak Lawn, IL 60457, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

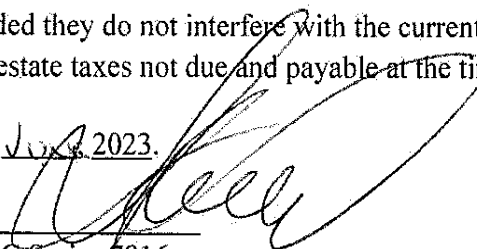
**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**


Permanent Index Number(s): 21-30-410-019-0000

Property Address: 7816 S. Coles Avenue, Chicago, IL 60649

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 13 day of July, 2023.

  
\_\_\_\_\_  
Stargate Investments LLC Series 7816  
Andrey Mitev, one of its Managers

  
\_\_\_\_\_  
Stargate Investments LLC Series 7816  
Anton Mitev, one of its Managers

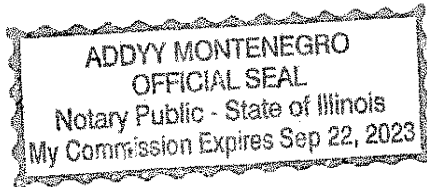
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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrey Mitev and Anton Mitev 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of June, 2023.

Notary Public



THIS INSTRUMENT PREPARED BY  
Skalnik Legal Services  
1018 West Madison Street, Suite 2A  
Chicago, IL 60607

MAIL TO:  
Grace Okorie-Eric, Esq. M.B.A  
22 W Washington St  
Suite 1500  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:  
Rayshonda M. McElroy  
7816 S. Coles Avenue  
Chicago, IL 60649

Property of Cook County Clerk's Office

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## EXHIBIT A

LOT 3 IN RINGER'S SUBDIVISION OF LOTS 48 AND 50 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office