

UNOFFICIAL COPY

Doc#: 2322013217 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2023 11:58 AM Pg: 1 of 4

Dec ID 20230701677591
ST/CO Stamp 1-898-146-256 ST Tax \$155.00 CO Tax \$77.50

CT 2203-11042NR
2024 AD

Commitment Number: 220371642
Seller's Loan Number: 100780-1

This instrument prepared by: Courtney E. Dec, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

Mail Tax Statements To: **MARYS LANE BOYSENBERRY, LLC: 55 Yorktown Shopping Center, #220, Lombard, IL 60148**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29-15-222-009-0000

SPECIAL/LIMITED WARRANTY DEED

The grantor, **SPARTAN PROPERTY MANAGER, LLC**, whose tax-mailing address is **201 East McBee Ave, Suite 300, Greenville, SC 29601**, for and in consideration of \$155,000.00 (One Hundred Fifty Five Thousand Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **MARYS LANE BOYSENBERRY, LLC**, whose tax mailing address is **55 Yorktown Shopping Center, #220, Lombard, IL 60148**, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 50 IN FIRST ADDITION TO MUTUAL BUILDERS SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN VAN VURREN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 10, THE NORTHEAST 1/4 OF SECTION 15, PART OF THE NORTHWEST 1/4 OF SECTION 15 AND PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, LYING SOUTH OF THE SOUTH LINE OF SAID LOT 8 AND NORTH OF THE

UNOFFICIAL COPY

CENTER OF CALUMET RIVER, (TAKEN AS A TRACT), ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 21, 1958 AS DOCUMENT 1797125.

Commonly known as 15659 MUTUAL TERRACE, SOUTH HOLLAND, ILLINOIS 60473

Property Address is: 15659 Mutual Terrace, South Holland, IL 60473

Prior instrument reference: **Doc#. 2308210109**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

UNOFFICIAL COPY

Executed by the undersigned on July 11, 2023 :

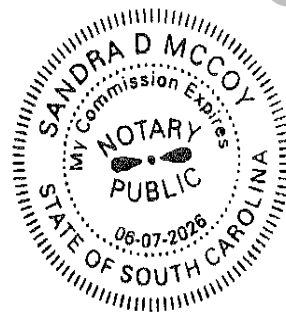
SPARTAN PROPERTY MANAGER, LLC, By Lima One Capital, LLC as attorney in fact

By: [Signature]
Name: Kevin W. Holliday
Its: DIRECTOR

STATE OF SC
COUNTY OF Greenville

The foregoing instrument was acknowledged before me on July 11, 2023 by Kevin W Holliday its Director on behalf of **Lima One Capital, LLC as attorney in fact for SPARTAN PROPERTY MANAGER, LLC** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



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: **Spartan Property Manager LLC**
Mailing Address: **819 W Burlington, Western Springs, IL 60558**
Telephone No.: **773-384-8200**
Attorney or Agent: **Brian Segel**
Telephone No.: **847-465-9898**
Property Address: **15659 Mutual Terrace**
South Holland, IL 60473
Property Index Number (PIN): **29-15-222-009-0000**
Water Account Number: **0040048000**
Date of Issuance: **7/25/2023**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on July 25th, 2023 by
Cecilia E Acosta

Cecilia E Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: [Signature]
Deputy Village Clerk or Representative



[SEAL]

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