

# UNOFFICIAL COPY

Chicago Title

1st 23050779015 UW

## WARRANTY DEED

### MAIL RECORDED DEED TO:

**James M. Nelis**  
Attorney at Law  
Elgin Commerce Building  
40 DuPage #307  
Elgin IL 60120

### MAIL TAX BILL TO:

Ceara Roa  
3500 W. 116th Pl  
Chicago, IL 60655

Doc#: 2325113040 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/08/2023 08:30 AM Pg: 1 of 2

Dec ID 20230701686462  
ST/CO Stamp 1-733-948-880 ST Tax \$294.00 CO Tax \$147.00  
City Stamp 1-913-845-200 City Tax: \$3,087.00

(Reserved for Recorders Use Only)

GRANTOR, **Captree LLC**, a Wyoming 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, of 55 Stone Creek Drive, Lemont IL 60439 and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Ceara Roa**, 3342 South Farnell, Chicago IL 60616, to have and to hold, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

**THE EAST 1/2 OF LOT 47 AND ALL OF LOT 45 IN BLOCK 14 IN ATWOODS ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTH 100 ACRES OF THE SOUTHWEST 1/4 AND THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23 TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: **24-23-404-066-0000**  
Address of Real Estate: **3500 W. 116th Pl., Chicago, IL 60655**

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.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 28th day of July, 2023.

Raymond Lehner  
Raymond Lehner, as Manager of Captree LLC

Margaret Lehner  
Margaret Lehner, as Manager of Captree LLC

STATE OF Illinois \_\_\_\_\_ )  
  ) SS  
COUNTY OF Cook \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Raymond Lehner, as Manager of Captree LLC and Margaret Lehner, as Manager of Captree LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of July, 2023.

Patricia Spreadbury  
Notary Public

**PREPARED BY:**  
James W. Garlanger  
Attorney at Law  
7840 College Dr.  
Palos Heights, IL 60463

