

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc# 2333141173 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/27/2023 02:51 PM Pg: 1 of 5

Dec ID 20231101677514
ST/CO Stamp 0-835-264-464 ST Tax \$290.00 CO Tax \$145.00

THE GRANTOR, VIAMONTE INVESTMENTS GROUP, LLC F/K/A Viamonte Realty, 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, for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to MATT GROUP, INC of 9045 Nashville Avenue, Oak Lawn, IL 60453, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), Building lines and easements, if any, The rights of tenants under existing leases affecting the property, Restrictions and Any other Matters of Record.

Permanent Real Estate Index Number(s): 30-31-323-022-0000

Address(es) of Real Estate: 18341 Exchange Avenue
Lansing, IL 60438

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Authorized Signatory, this:

20th day of November, 2023.

Viamonte Investments Group, LLC

By: 
Authorized Signatory: Cristina Garcia

FIDELITY NATIONAL TITLE

0023018570

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STATE OF ILLINOIS, COUNTY OF WILL SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Cristina Garcia is personally known to me to be the Authorized Signatory of Viamonte Investments Group, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory signed delivered the said instrument, pursuant to authority given by the Authorized Member(s) of said limited liability company, as their free and voluntary act, 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 official seal this this 20th day of November, 2023.



Maria L Garcia

Notary Public

Prepared by:
Cristina Garcia
Attorney At Law
P.O. Box 5011
Lansing, IL 60438

Mail to:
Margaret M. Las
Attorney At Law
14516 John Humphrey Drive
Orland Park, IL 60462

Name and Address of Taxpayer:
MATT GROUP, INC
9045 Nashville Ave
Dall Lown IL
60453

Cook County Clerk's Office

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Exhibit "A" – Legal Description

LOT 22 IN FERNWOOD SUBDIVISION OF PART OF LOT 4 IN THE SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE GRAND TRUNK RAILROAD, ACCORDING TO THE PLAT OF SAID FERNWOOD SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1963 AS DOCUMENT NUMBER 2072271 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

VILLAGE OF LANSING

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Patricia L. Eidam
Mayor

Brian Hanigan
Finance Director



Office of the Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, 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: Viamonte Investments Group, LLC
17835 Torrence Avenue
Lansing, IL 60438

Telephone No.: 708-418-0793

Attorney or Agent: Cristina Garcia
Telephone No.: 708-388-1400

Property Address: 18341 Exchange Street
Lansing, IL 60438

Property Index Number (PIN): 30-31-323-022-0000

Water Account Number: 321 2165 00 02

Date of Issuance: November 17, 2023

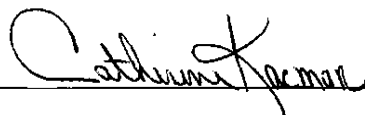
(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on November 17, 2023 by
Catherine Kacmar.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee



(Signature of Notary Public) (SEAL)



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

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REAL ESTATE TRANSFER TAX

22-Nov-2023



COUNTY:	145.00
ILLINOIS:	290.00
TOTAL:	435.00

30-31-323-022-0000

| 20231101677514 | 0-835-264-464

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