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FIDELITY NATIONAL TITLE OC23018349

Doc#. 2335533048 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/21/2023 09:52 AM Pg: 1 of 4

Dec ID 20231201695845

ST/CO Stamp 0-535-081-008 ST Tax \$300.00 CO Tax \$150.00

SPECIAL WARRANTY DEED

Limited Liability Company to Individual

THIS AGREEMENT, ruade this 10 day of December 2023, between THE GRANTOR, Digiera Service, LLC, an Illinois 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, and Brianna Dixon, a single woman, of 341 Nokomis Street, Park Forest, IL 60466, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt where of is hereby acknowledged, and pursuant to authority given by Member(s) of said Limited Liability Company, by these presents does CONVEY(s) AND WARRANT(s) unto the party of the second part, all the following described real estate, situated in the County of COOK, in the State of Illinois, and known and described as follows, to wit:

SEE ATTACHED "LEGAL DESCRIPTION"

Subject only to: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements; if any, provided they do not interfere with the current use of the property.

Together with all and singular the hereditaments and appurtenances thereunto belonging, in in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, is sues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

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THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Seller has signed and sealed this 10 4 day of December 2023.

Digiera Service, LLC.

An Illinois Limited Liability Company

Eugenijus Parazinskas

solely in his capacity as Member/Manager

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EUGENIJUS PARAZINSKAS, personally known to me to be the Authorized Member/Manager of DIGIERA SERVICE, LLC, an Illinois Limited Liability Company, and 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 as such Authorized Member/Manager, he/she signed, sealed and delivered the said instrument pursuant to authority given by the Members/Managers of said Limited Liability Company, as the free and voluntary act of the Authorized Member/Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes the rein set forth.

Given under my hand and notarial seal, this 10 th day of December 2023.

NERINGA SEMETULSKIS OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires February 23, 2027

New My Semelelsky Notary Public

My commission expires: 02/23/2027

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LEGAL DESCRIPTION:

LOT 194 IN BURNSIDE'S LAKEWOOD MANOR, UNIT NO. 6, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

5123 Arquilla Drive, Richton Park, IL 60471

Permanent Tax Number:

3Ø-33-206-027-0000

PREPARED BY:

TODORNA OF COUNTY CLOTHAND CLO David C. Beener Beener Law, Ltd. 501 W. Ogden Avenue, Suite 7 Hinsdale, Illinois 60521-3184

MAIL TO:

GRANTEES ADDRESS

SEND SUBSEQUENT TAX SILLS TO:

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REAL ESTATE TRANSFER TAX

20-Dec-2023





COUNTY: 150.00 ILLINOIS: 300.00 TOTAL: 450.00

31-33-206-027-0000

20231201695845 | 0-535-081-008

Property of Cook County Clerk's Office