

# UNOFFICIAL COPY

**PREPARED BY:**

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340 W. Butterfield Road, Suite 1A  
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Doc#: 2335641070 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/22/2023 10:56 AM Pg: 1 of 3

Dec ID 20231101682625

ST/CO Stamp 1-229-877-296 ST Tax \$150.00 CO Tax \$75.00

**MAIL TAX BILL TO:**

601 24th Avenue B2S LLC  
601 24th Ave. Apt. B2S

**MAIL RECORDED DEED TO:**

Brendan McClelland  
105 W. Adams St., Ste. 1800  
Chicago, IL 60603

## WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL (Illinois)

THE GRANTOR(S), 601 24th B2, LLC, an Illinois Limited Liability Company, as to Parcel 1 and Batelli Partners, LLC, an Illinois Limited Liability Company as to Parcel 2, 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to ~~601 24th Avenue B2S LLC, as to Parcel 1 and 2316 Washington Unit A1W LLC, as to Parcel 2, of~~ Sofia, LLC 2316 Washington Blvd Unit A1W LLC, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

\* Parcel 1: Esperanza Sofia, LLC 601 24th Avenue B2S, LLC and for parcel 2: Esperanza  
PARCEL ONE: Sofia, LLC 2316 Washington Blvd Unit A1W LLC

UNIT 601-B2S AND THE EXCLUSIVE USE OF PARKING SPACE 10, A LIMITED COMMON ELEMENT TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WASHINGTON PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0011014694, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Permanent Tax Number: 15-10-317-030-1008

Commonly known as: 601 24th Ave. Apt. B2S, Bellwood, IL 60104



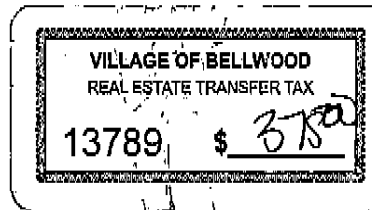
**PARCEL TWO:**

UNIT 2316-A1W AND THE EXCLUSIVE USE OF PARKING SPACE P-2 AS A LIMITED COMMON ELEMENT IN WASHINGTON PLACE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 30, 2001 AS DOCUMENT 0011014694, AND ANY AMENDMENTS THERETO TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 15-10-317-030-1005

Commonly known as: 2316 Washington Blvd. Unit A1W Bellwood, IL 60104



# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 2<sup>nd</sup> day of November, 2023

601 24th B2, LLC, an Illinois Limited Liability Company

By   
Gregory M. Batelli, Authorized Member or Manager

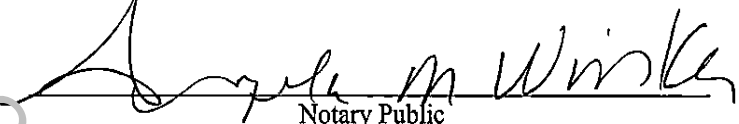
STATE OF ILLINOIS

SS

COUNTY OF DuPage

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Gregory M. Batelli, personally known to me to be the Authorized Member or Manager of 601 24th B2, LLC, an Illinois Limited Liability Company and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, 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 notarial seal, this 2<sup>nd</sup> day of November, 2023

  
Notary Public

My commission expires: 12/16/2025

Exempt under the provisions of paragraph \_\_\_\_\_



Notary Public of Cook County Clerk's Office

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 21<sup>st</sup> day of November, 2023

Batelli Partners, LLC, an Illinois Limited Liability Company

By [Signature]  
Gregory M. Batelli, Authorized Member or Manager

STATE OF ILLINOIS

SS

COUNTY OF DuPage

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Gregory M. Batelli, personally known to me to be the Authorized Member or Manager of Batelli Partners, LLC, an Illinois Limited Liability Company and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, 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 notarial seal, this 21<sup>st</sup> day of November, 2023

[Signature]  
Notary Public

My commission expires: 12/16/2025

Exempt under the provisions of paragraph \_\_\_\_\_.



Property of Cook County Clerk's Office