

UNOFFICIAL COPY

Doc#: 2403333392 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2024 04:18 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), REVIR CAPITAL, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to GUILLERMO ~~JIMENEZ~~ BLANCO, a unmarried man, the following described Real Estate:

Dec ID 20240101617749
ST/CO Stamp 0-085-220-400 ST Tax \$755.00 CO Tax \$377.50
City Stamp 0-782-523-440 City Tax: \$7,927.50

Address of Property: 1709 N TROY ST CHICAGO, IL 60647

Parcel ID Number: 13-36-317-019 0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2023 and subsequent years

DATED this 31st day of January, 2024

(SEAL)

REVIR CAPITAL, LLC,
an Illinois limited liability company

By: Rushi Shah

Its: Manager

AT 230820
Afternoon mail
Alima Title, LLC.
6445 N. Milwaukee Ave.
Chicago, IL 60631
P. 773.233.0070 2/3

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STATE OF ILLINOIS)
COUNTY OF Cook) SS

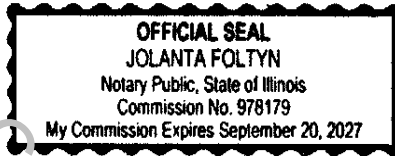
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Rishi Shah

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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 31st day of January, 2024.

[Signature]
NOTARY PUBLIC



Ronsh Desai

Prepared by: Parikh Law Group, LLC, 150 S Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Guillermo Blanco
1709 N Troy St, #4,
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:
Guillermo Blanco
1709 N Troy St, #4,
Chicago, IL 60647

Property of COOK COUNTY Clerk's Office

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Exhibit A

Legal Description

LOT 26 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN JOHNSTON AND COX'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office