

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

Doc#: 2403606054 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2024 12:01 PM Pg: 1 of 4

Dec ID 20240101608039
ST/CO Stamp 1-801-428-016 ST Tax \$306.00 CO Tax \$153.00
City Stamp 1-683-446-832 City Tax: \$3,213.00

THE GRANTOR(S) JLG Acquisitions LLC, an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principle office at the following address 6701 S. Crandon, Suite 20A, Chicago, IL 60649 for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable considerations in hand paid.

CONVEY AND WARRANTS to Mariah Byrd, unmarried woman all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

Grantee Address: 670 Rhode Ave NE #334 A, Washington DC 20002

LEGAL DESCRIPTION:

LOT 3 BLOCK 4 IN FREDERIC E. DOWNEY'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN THE PARTITION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, and general Taxes for 2023 and subsequent years.

Permanent Index Number(s): 25-01-102-011-0000

Property Address: 8740 S. Cornell Avenue, Chicago, IL 60617

In Witness Whereof, said Grantor has caused its corporate seals to be hereto affixed, and has caused its name to be signed to these presents by its Manager Partner, and attested by the same, this 12 day of January, 2024.

JLG Acquisitions LLC
an Illinois limited liability company

Acuity Title
5215 Old Orchard Rd.
*****Suite 440*****
Skokie, IL 60077

By: [Signature] {SEAL}
James Glenn, its member

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STATE OF ILLINOIS)

COUNTY OF DuPage)
SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, JAMES GLENN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and did appear before me this day in person and severally acknowledged that as such Managers, they signed and delivered the said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to the authority given by the Operating Agreement and Resolutions 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 notarial seal, this 17 day of January, 2024.

Marcia Mercier
Notary Public

My Commission expires on _____



This instrument was prepared by: Lucas, Apostolopoulos & Valenti, Ltd.,
881 W. Lake Street, Addison, IL 60101

MAIL TO:

Mariah Byrd
6740 S. Cornell Ave
Chicago IL 60617

SEND SUBSEQUENT TAX BILLS TO:

Mariah Byrd
8740 S. Cornell Avenue
Chicago, IL 60617

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 02-Feb-2024

CHICAGO:	2,295.00
CTA:	918.00
TOTAL:	3,213.00 *



25-01-102-011-0000 | 20240101608039 | 1-683-446-832

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

02-Feb-2024



COUNTY:	153.00
ILLINOIS:	306.00
TOTAL:	459.00

25-01-102-011-0000

| 20240101608039 | 1-801-428-016