

# UNOFFICIAL COPY

Doc# 2406113027 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/01/2024 09:54 AM Pg: 1 of 4

## LIMITED LIABILITY COMPANY WARRANTY DEED

Dec ID 20240201637181  
ST/CO Stamp 0-300-470-832 ST Tax \$218.00 CO Tax \$109.00

GRANTEE'S ADDRESS &

### MAIL TAX BILL TO:

Adrean Porter  
16931 Glen Oaks Dr.  
Country Club Hills, Illinois 60478

### MAIL RECORDED DEED TO:

Hugo Ortiz  
4440 S. ASHLAND  
CHICAGO IL 60609

### INVESTMENTS II IL II

THE GRANTOR, ~~SPRINGVIEW~~ ~~LLC~~ ~~LLC~~, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with its principal office at 1448 E. 16<sup>th</sup> Street, Brooklyn, New York 11210, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to ADREAN PORTER, a(n) single woman, of Alsip Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

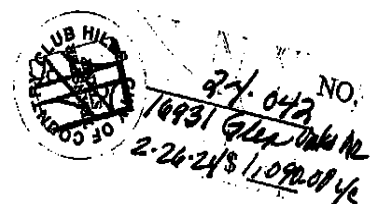
Permanent Index Number: 28-26-120-031-0000

Property Address: 16931 Glen Oaks Dr., Country Club Hills, Illinois 60478

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Law of the State of Illinois.

FIDELITY NATIONAL TITLE  
0024001037



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In Witness whereof, said limited liability company has caused its name to be signed to these presents by its Authorized Member or Manager this 24 day of January, 2024.

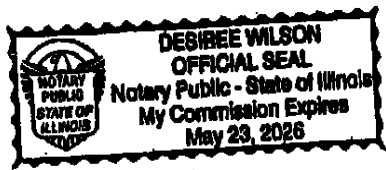
**INVESTMENTS II IL II**  
SPRINGVIEW ~~SPRINGVIEW~~, LLC

By: Harold Willig  
HAROLD WILLIG, MANAGER

STATE OF ~~NEW YORK~~ ILLINOIS )  
COUNTY OF ~~KINGS~~ COOK ) SS

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HAROLD WILLIG personally known to me to be Manager of SPRINGVIEW ~~SPRINGVIEW~~, LLC, a Delaware Limited Liability Company, appeared before me this day in person, and severally acknowledged that as such Manager(s), they 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 Managers, 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 January, 2024.



[Signature]  
Notary Public

PREPARED BY:  
Berardi and Associates, LLC  
Attorney Mark M. Berardi  
14919 Founders Crossing  
Homer Glen, Illinois 60491

COOK County Clerk's Office

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 Fidelity National Title Company

## EXHIBIT A

Order No.: OC24001037

For APN/Parcel ID(s): 28-26-120-031-0000

For Tax Map ID(s): 28-26-120-031-0000

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LOT 16 IN J.E. MERRION'S SECOND NOB HILL ADDITION TO COUNTRY CLUB HILLS, A RESUBDIVISION OF CERTAIN LOTS AND VACATED STREETS IN J.E. MERRIONS'S COUNTRY CLUB HILLS, ALL IN THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

**21-Feb-2024**



<b>COUNTY:</b>	109.00
<b>ILLINOIS:</b>	218.00
<b>TOTAL:</b>	327.00

28-26-120-031-0000

| 20240201637181 | 0-300-470-832

Property of Cook County Clerk's Office