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Fidelity National Title OC24001747

Doc#: 2406711152 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 4

**SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY**

Dec ID 20240201642306

ST/Co Stamp 0-829-157-936 ST Tax \$152.00 CO Tax \$76.00

City Stamp 0-915-501-616 City Tax \$1,596.00

Property



THE GRANTOR, VIAMONTE INVESTMENTS GROUP, LLC F/K/A Viamonte Realty, LLC, a 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, for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, hereby grants, bargains, sells, and conveys to Deleon Properties, LLC-13451 S Brandon of 9826 S. Oakley Avenue, Chicago, IL 60643 the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; Acts done or suffered by or through the Grantee; General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s); Building lines and building restrictions of record; zoning and building laws and ordinances; existing leases or tenancies; and Any other Matters of Record.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor and none other, subject to the exceptions herein.

Permanent Real Estate Index Number(s): 26-31-40-³019-0000

Address of Real Estate: 13451 S. Brandon Avenue
Chicago, IL 60633

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Authorized Signatory, this:

28th day of February, 2024.

Viamonte Investments Group, LLC

By: 
Its Authorized Signatory: Cristina Garcia

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STATE OF ILLINOIS, COUNTY OF WILL SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Cristina Garcia is personally known to me to be the Authorized Signatory of Viamonte Investments Group, LLC 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 severally acknowledged that as such Authorized Signatory signed delivered the said instrument, pursuant to authority given by the Authorized Member(s) 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 official seal this this 28th day of February, 2024.



Maria I Garcia
Notary Public

Prepared by:
Cristina Garcia
Attorney At Law
P.O. Box 2645
Orland Park, IL 60462

Mail to:
JC LAW GROUP LLC
Attorney at Law
33 N. Dearborn 10th Floor
Chicago, IL 60602

Name and Address of Taxpayer:
Deleon Properties, LLC-13451 S Brandon

*13451 S Brandon
Chicago IL 60643*

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Exhibit "A" – Legal Description

PARCEL 1

LOT 28 IN BLOCK 1 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF ALL OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHEAST OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY ON AND ACROSS SAID WEST 1/2, IN COOK COUNTY, ILLINOIS.

(AFFECTS PIN: 26-31-40-019-0000)

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REAL ESTATE TRANSFER TAX

29-Feb-2024



COUNTY:	76.00
ILLINOIS:	152.00
TOTAL:	228.00

26-31-403-019-0000

| 20240201642306 | 0-829-157-936

REAL ESTATE TRANSFER TAX

29-Feb-2024



CHICAGO:	1,140.00
CTA:	456.00
TOTAL:	1,596.00 *

26-31-403-019-0000 | 20240201642306 | 0-915-501-616

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

Property of Cook County Clerk's Office