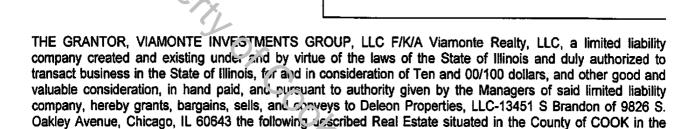
FFICIAL C

Fidelity National Title OC

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

KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/7/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201642306 ST/Co Stamp 0-829-157-936 ST Tax S152.00 CO Tax S76.00 City Stamp 0-915-501-616 City Tax \$1.596.00



See Exhibit "A" attached here to and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record: Frivate, 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 (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

26-31-40-019-0000 Permanent Real Estate Index Number(s):

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.

State of IL, to wit:

Viamonte Investments Group, LLC

UNOFFICIAL COPY

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 L. GARCIA OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Apr 09, 2025 TOOK COUNTY CLOSELY'S OFFICE

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

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

UNOFFICIAL COPY

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.

Droporty or Cook County Clark's Office (AFFECTS PIN: 26-31-40-019-0000)

2406711152 Page: 4 of 4

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

29-Feb-2024





76.00 COUNTY: 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 *

Plicable County Clark's Office 26-31-403-019-0000 20240201642306 0-915-501-616

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