

# UNOFFICIAL COPY

Doc#: 2407314404 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/13/2024 11:57 AM 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 XIOMARA VENEGAS and YURITZY DANIELA VENEGAS VARGAS, *Both unmarried, as Joint Tenants*, of Streamwood, Illinois, the following described Real Estate:

Doc ID 20240201638576

ST/Co Stamp 0-595-536-432 ST Tax \$345.00 CO Tax \$172.50

Address of Property: 145 RED CEDAR DR STREAMWOOD, IL 60107

Parcel ID Number: 06-24-320-009-0000

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 1<sup>st</sup> day of March, 2024

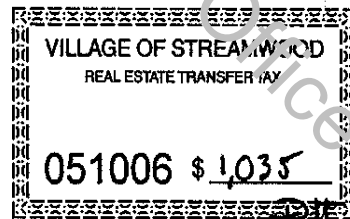


(SEAL)

REVIR CAPITAL, LLC

By: RUSHI SHAH

Its: Manager



File nr: AT240075  
After recording mail to:  
Altima Title, LLC. 2  
6444 N. Milwaukee Ave. 4  
Chicago, IL 60631  
Ph. 312-651-6070

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF Cook     )

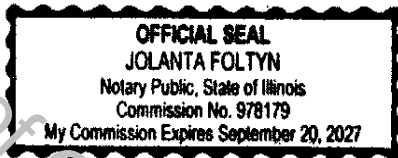
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Rushi 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 1st day of March, 2024.

[Signature]  
NOTARY PUBLIC



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

MAIL TO:  
Sharon L. Sweeney  
1440 Maple Avenue  
Suite 1A  
Lisle, IL 60532

SEND SUBSEQUENT TAX BILLS TO:  
X. VENEGAS & Y. VARGAS  
145 RED OAK CEDAR DRIVE  
STREAMWOOD, IL  
60107

Property of Cook County Clerk's Office

File No: AT240075

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## EXHIBIT "A"

LOT 42 IN STREAMWOOD GREEN MEADOWS EAST, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address: 145 RED CEDAR DR STREAMWOOD, IL 60107  
Parcel ID Number: 06-24-320-009-0000

Property of Cook County Clerk's Office

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00*

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