

# UNOFFICIAL COPY

Doc#: 2407428098 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 10:36 AM Pg: 1 of 4

Dec ID 20240301651383

ST/Co Stamp 0-295-082-544 ST Tax \$130.00 CO Tax \$65.00

City Stamp 1-920-834-096 City Tax \$1,365.00

## WARRANTY DEED

### MAIL RECORDED DEED TO:

*Grantor's  
Address:*

#### MAIL TAX BILL TO:

Legacy Lane Management, LLC

*450 E Waterside dr  
Unit 208  
Chicago IL 60601*

(Reserved for Recordors Use Only)

GRANTOR, **Jof Garfield LLC**, an Illinois 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 the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Legacy Lane Management, LLC**, an Illinois 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, of Chicago IL, to have and to hold, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

**LOT 26 IN BLOCK 4 IN NEW ASHLAND BEING A SUBDIVISION OF WEST HALF (1/2) OF SOUTH WEST QUARTER (1/4) OF SOUTH WEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 20-08-317-039-0000

Address of Real Estate: 1518 W Garfield Blvd., Chicago, IL 60609

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

FIDELITY NATIONAL TITLE

*SC 24001512*

*1/1*

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 11 day of MARCH, 2024.


  
\_\_\_\_\_  
Joseph O. Fontanini as Manager

STATE OF IL)  
COUNTY OF DePue) ) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Joseph O. Fontanini**, personally known to me to be a Member/Manager of the company, and 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 severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/hers/their free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of March, 2024.



  
\_\_\_\_\_  
Notary Public

PREPARED BY: Tim Asimos  
Dadkhah Law Group, LLC  
7126 N. Lincoln Ave.  
Lincolnwood, IL 60712

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## REAL ESTATE TRANSFER TAX

11-Mar-2024



<b>CHICAGO:</b>	975.00
<b>CTA:</b>	390.00
<b>TOTAL:</b>	1,365.00 *

20-08-317-039-0000 | 20240301651383 | 1-920-834-096

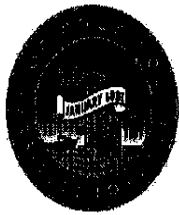
\* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

11-Mar-2024



<b>COUNTY:</b>	65.00
<b>ILLINOIS:</b>	130.00
<b>TOTAL:</b>	195.00

20-08-317-039-0000

| 20240301651383 |

0-295-082-544