

EV24-144995 1/3
WARRANTY DEED

UNOFFICIAL COPY

Doc#: 2407902476 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/19/2024 4:00 PM Pg: 1 of 3

Dec ID 20240101620584

ST/Co Stamp 0-803-210-800 ST Tax \$350.00 CO Tax \$175.00

THE GRANTOR, Chavez Renovations, 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 TEN & 00/100 DOLLARS and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Gabriel A. Chavez of the City of Berwyn, County of Cook of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

LOT 28 (EXCEPT THE NORTH 21 FEET THEREOF) AND ALL OF LOT 29 IN BLOCK 1 IN J. H. CURTIS ADDITION TO BERWYN, IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1893, AS DOCUMENT NO 1904512 IN COOK COUNTY, ILLINOIS.

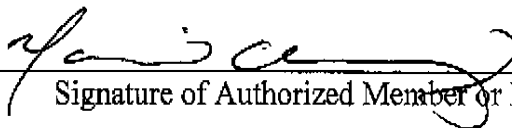
**THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 16-30-306-022-0000

Address of Real Estate: 2645 Grove Ave Berwyn, IL 60402

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 22nd day of January, 2024.

By



Signature of Authorized Member or Manager

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
OK 1-25-2024 \$350.00
COLLECTION DEPARTMENT

MARIO CHAVEZ

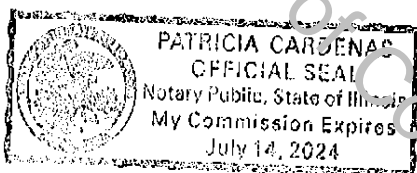
Name of Authorized Member or Manager

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STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that , **Mario Chavez** personally known to me to be the Authorized Member or Manager of Chavez Renovations, LLC , an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she 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 Authorized Member or Manager, 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 22nd day of January, 2024



Patricia Cardenas (Notary Public)

Prepared By:
 Dvid Koch
 Koch & Associates P.C.
 5947 W 35th Street
 Cicero, IL 60804

Mail To:
 Koch & Associates P.C.
 5947 W 35th Street
 Cicero, IL 60804

Name and Address of Taxpayer/Address of Property:
 Gabriel A, Chavez
 2645 Grove Ave
 Berwyn, IL 60402

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16-30-306-022-0000

20240101620584

0-803-210-800

COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

Property of Cook County Clerk's Office