

UNOFFICIAL COPY

Doc# 2409524355 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/4/2024 2:16 PM Pg: 1 of 4

LIMITED LIABILITY COMPANY

WARRANTY DEED

Grantor's Address:

MAIL TAX BILL TO:

Jocelyn Lopez and Nicholas Lopez
10905 S. Lowe Avenue
Chicago, Illinois 60628

MAIL RECORDED DEED TO:

Nancy Pina
10526 W Cermak Rd
Westchester, Illinois 60154

Dec ID 20240401669158
ST/Co Stamp 1-213-068-848 ST Tax \$246.00 CO Tax \$123.00
City Stamp 1-368-978-992 City Tax \$2,583.00

THE GRANTOR, B.P.R.G. INVESTMENTS 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, with its principal office at 14905 Langley, Dolton, Illinois 60419, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to JOCELYN LOPEZ ~~AND NICHOLAS LOPEZ~~ ******, a ~~single man~~ *single woman*, ~~not as~~ ****** ~~Tenants in Common nor as Joint Tenants but as TENANTS BY THE ENTIRETY~~, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

** Nicolas*

SEE ATTACHED EXHIBIT A

**** A SINGLE WOMAN**

Permanent Index Number: 25-16-317-009-0000

Property Address: 10905 S. Lowe Avenue, Chicago, Illinois 60628

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

FIDELITY NATIONAL TITLE

DC 24203003
1/2

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In Witness whereof, said limited liability company has caused its name to be signed to these presents by its Authorized Member or Manager this 26 day of March, 2024.

B.P.R.G. INVESTMENTS LLC

By: *[Signature]*
REGINALD GRAY, MANAGER

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **REGINALD GRAY** personally known to me to be Managers of **B.P.R.G. INVESTMENTS LLC**, an Illinois Limited Liability Company, appeared before me this day in person, and severally acknowledged that as such Manager(s), they 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 Managers, 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 notarial seal this 26th day of March, 2024.



[Signature]
Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Andrew Costa
14919 Founders Crossing
Homer Glen, Illinois 60491

Notary Public, State of Illinois
Cook County Clerk's Office

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EXHIBIT A

Order No.: OC24003063

For APN/Parcel ID(s): 25-16-317-009-0000

For Tax Map ID(s): 25-16-317-009-0000

LOT 6 IN TENINGA AND COMPANY'S TENTH BELLVUE ADDITION TO ROSELAND, A RESUBDIVISION OF THE NORTH HALF OF LOT 62 (EXCEPT THE WEST 158 FEET THEREOF) IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

03-Apr-2024



COUNTY:	123.00
ILLINOIS:	246.00
TOTAL:	369.00

25-16-317-009-0000

| 20240401669158 | 1-213-068-848

REAL ESTATE TRANSFER TAX

03-Apr-2024



CHICAGO:	1,845.00
CTA:	738.00
TOTAL:	2,583.00 *

25-16-317-009-0000

| 20240401669158

| 1-368-978-992

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

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