

# UNOFFICIAL COPY

## WARRANTY DEED

### Record & Mail Document to:

Louis V. Pavone  
Pavone Law Group, P.C.  
255 E. Lake St., Suite 301  
Bloomington, IL 60108

### Mail Tax Bill to:

810 9<sup>th</sup> Avenue, LLC  
19W037 Deerpath Lane  
Darien, IL 60561



\*2409625002\*

Doc# 2409625002 Fee \$93.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/5/2024 9:46 AM

PAGE: 1 OF 3

The above space for recorder's use only

THIS INDENTURE, WITNESSETH, THAT the Grantor, **MICHAEL MCCABE, Jr.**, a single man, of the City of Darien, of the County of DuPage, State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants: **his entire Fifty (50%) Percent undivided interest to 810 9<sup>th</sup> Avenue, LLC**, an Illinois limited liability company, party of the second part, whose address is 19W037 Deerpath Lane, Darien, IL 60561, County of DuPage, State of Illinois, the following described real estate:

LOT 3 IN NINTH AVENUE SUBDIVISION OF THE EAST HALF OF THE NORTH 2 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET THEREOF AND EXCEPT THE WEST 33 FEET THEREOF AND EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR STREET PURPOSES) ALSO THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH 2 ACRES THEREOF (EXCEPT THEREFROM THE WEST 167.36 FEET) AND (EXCEPT THE EAST 33 FEET THEREOF), ALSO THE SOUTH 157 FEET OF THE EAST HALF OF EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN SUBJECT TO RIGHTS OF THE PUBLIC AND THE MUNICIPALITY IN AND TO THE EAST 33 FEET TO SOUTH 33 FEET OF PREMISES DEDICATED FOR STREET PURPOSES AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 15, 1941 AS DOCUMENT NUMBER 32681037 AND RE-RECORDED ON MAY 24, 1941 AS DOCUMENT NUMBER 12687614, LAGRANGE, COOK COUNTY, ILLINOIS.

Pin No: 18-09-220-016-0000

Property Address: 810 9<sup>th</sup> Ave., LaGrange, Illinois 60525

S Y  
P 3  
S Y-1  
SC Y  
INT ER

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Subject to covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Exempt under the provisions of Paragraph E,  
Section 31-45, Real Estate Transfer Tax Law  
Date: April 2, 2024

*Michael McCabe*

Buyer, Seller or Representative

In Witness Whereof, the grantor, **Michael McCabe, Jr.** aforesaid have hereunto set his hand and seal this 2<sup>nd</sup> day of April, 2024.

*Michael McCabe*

**Michael McCabe, Jr.**

REAL ESTATE TRANSFER TAX

04-Apr-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-09-220-016-0000

| 20240401670690 | 0-542-445-104

State of Illinois )  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, does hereby certify that **MICHAEL MCCABE, Jr.** is 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 2<sup>nd</sup> day of April, 2024.

*Christine C Palmieri*

Notary Public



I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HEREIN. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

PAVONE LAW GROUP, P.C.

*Anthony Pavone*

Anthony Pavone, Attorney at Law

This instrument prepared by Anthony Pavone, 255 E. Lake St., Suite 301, Bloomingdale, IL 60108

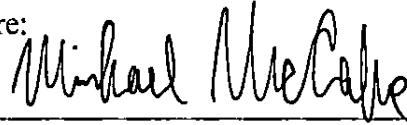
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

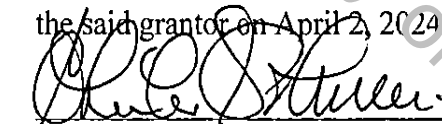
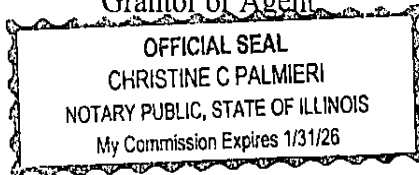
Dated: April 2, 2024

Signature:



Grantor or Agent

Subscribed and Sworn to be me by the said grantor on April 2, 2024

  
Notary Public

The grantee or their agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

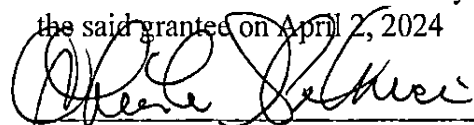
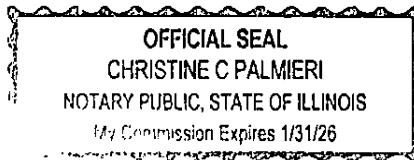
Dated: April 2, 2024

Signature:



Grantee or Agent

Subscribed and Sworn to be me by the said granted on April 2, 2024

  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Act.)