

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)
(LLC to Individual)

MAIL TO:

Zachary Hamilton
Law Office of Zachary Hamilton
1274 Liberty Street
Crete, IL 60417

NAME & ADDRESS OF TAXPAYER:

Lionell Martin
3326 Savanna Lane
Matteson, IL 60443

Doc#: 2410114053 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/10/2024 9:10 AM Pg: 1 of 2

Dec ID 20240401669743

ST/Co Stamp 1-429-122-608 ST Tax \$230.00 CO Tax \$115.00

THE GRANTOR, Avail Holding LLC a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Lionell Martin, of 14536 Murray Avenue, Dolton, IL 60419, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

LOT 3, IN HOLDEN PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

That the party of the First part warrants title to the said premises only from the date that the party of the first part acquired title to the same. In addition, the Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 31-26-214-009-0000

Property Address: 3326 Savanna Lane, Matteson, IL 60443

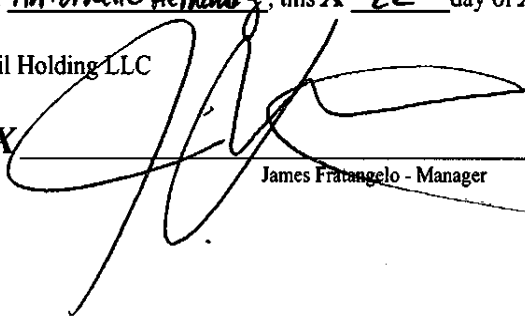
FIRST AMERICAN TITLE
FILE # 24 1041560

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed in the presence of its Manager, and attested by its X Antoinette Hernandez, this X 22 day of X March, 20 24.

Name of LLC: Avail Holding LLC

By X



James Fratangelo - Manager

IMPRESS
CORPORATE SEAL
HERE

STATE OF Florida)
COUNTY OF MIAMI-DADE)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Fratangelo personally known to me to be the Manager of Avail Holding LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, they signed and delivered the said instrument and caused the corporate seal of said limited liability company, as their free and voluntary act, 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 X 22nd day of X March, 20 24



ASHTON HAMERLIN
Commission # HH 453466
Expires November 23, 2027



Notary Public

My commission expires X 11/23/2027

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph __, Section 4,
Real Estate Transfer Act

Date: _____

Signature: _____

Prepared by:

Thomas J. Anselmo
Diaz Anselmo & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

Property Address: 3326 W Savanna Lane, Matteson, IL 60443

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B