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WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc#: 2410926066 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/18/2024 11:19 AM Pg: 1 of 4

Dec ID 20240401679001
ST/Co Stamp 0-616-112-432 ST Tax \$1,325.00 CO Tax \$662.50
City Stamp 0-260-940-080 City Tax \$13,912.50

THE GRANTORS, Viamonte Investments Group, LLC-5636 Kedzie, a series limited liability company and Viamonte Investments Group, LLC-5640 Kedzie, a series 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 and 00/100 dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Inquisitor Property Management, LLC of 5714 W. 59th Street, Oak Lawn, IL 60453-1222, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements, if any; General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s); Building lines and building restrictions of record; zoning and building laws and ordinances; existing leases or tenancies; and Any other Matters of Record.

Permanent Real Estate Index Number(s): 19-14-212-035-0000; 19-14-212-036-0000
19-14-212-037-0000; 19-14-212-038-0000


Address(es) of Real Estate: 5636-38 S. Kedzie Ave; 5640-44 S. Kedzie Ave
Chicago, IL 60629 Chicago, IL 60629

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Authorized Signatory, this:

16th day of April, 2024.

Viamonte Investments Group, LLC-5636 Kedzie

Viamonte Investments Group, LLC-5640 Kedzie

By: 
Authorized Signatory: Cristina Garcia

By: 
Authorized Signatory: Cristina Garcia

Fidelity National Title

DC2400 4808

1 1 1

Warranty Deed - LLC

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STATE OF ILLINOIS, COUNTY OF WILL SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Cristina Garcia is personally known to me to be the Authorized Signatory of Viamonte Investments Group, LLC-5636 Kedzie and of Viamonte Investments Group, LLC-5640 Kedzie and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory signed delivered the said instrument, pursuant to authority given by the Authorized Member(s) 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 this 16th day of April, 2024.



Maria L Garcia

Notary Public

Prepared by:
Cristina Garcia
Attorney At Law
P.O. Box 2645
Orland Park, IL 60462

Mail to:
Patricoski Law Offices
1755 S. Naperville Rd.
Suite 100
Wheaton, IL 60189

Name and Address of Taxpayer:
Inquisitor Property Management, LLC
5714 W. 89th Street
Oak Lawn, IL 60453-1222

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Exhibit "A" – Legal Description

PARCEL 1:

LOTS 15 AND 16 IN BLOCK 6 IN MYER'S SUBDIVISION OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 17 AND 18 IN BLOCK 6 IN MYER'S SUBDIVISION OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

17-Apr-2024



COUNTY:	662.50
ILLINOIS:	1,325.00
TOTAL:	1,987.50

19-14-212-035-0000

| 20240401679001 | 0-616-112-432

REAL ESTATE TRANSFER TAX

17-Apr-2024



CHICAGO:	9,937.50
CTA:	3,975.00
TOTAL:	13,912.50 *

19-14-212-035-0000 | 20240401679001 | 0-260-940-080

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

Property of Cook County Clerk's Office