

UNOFFICIAL COPY

Doc#: 2412414020 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 9:07 AM Pg: 1 of 3

This Instrument Prepared By:

Thomas R. Osterberger

KGG LLC

111 N. Ottawa Street

Joliet, IL 60432

Dec ID 20240401689234

ST/Co Stamp 1-088-203-056 ST Tax \$675.00 CO Tax \$337.50

Mail Recorded Deed To:

Attorney Deborah M. Martinez

1430 N. Western Avenue

Chicago, IL 60622

Mail Tax Bill To:

Marcos Spence

16471 Kayla Drive

Lemont, IL 60439

WARRANTY DEED

THE GRANTOR, SOLUX DEVELOPMENT, LLC a Delaware 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 no/100ths (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Member and Manager of said Limited Liability Company, **CONVEYS and WARRANTS** to

MARCOS SPENCE, Unmarried Man

whose address is 2304 West Jackson Blvd., Chicago, Illinois, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

THE WEST 55 FEET OF LOT 7 IN THE FINAL PLAT OF ROLLING MEADOWS PHASE 4, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 2019 AS DOCUMENT 1922716187, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NO.: New Code to Come – Presently Part of
22-31-114-007-0000

Commonly known as: 16471 Kayla Drive, Lemont, IL 60439

Subject to general real estate taxes not due and payable at time of closing; special taxes and assessments confirmed after contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easement for public utilities; drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

OC 24005856

972863

FIDELITY NATIONAL TITLE

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager.

DATED this 26 day of April, A.D., 2024.

SOLUX DEVELOPMENT, LLC, a Delaware Limited Liability Company

BY: *Michael Zambon*
Michael Zambon, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael Zambon, personally known to me to be the Manager of Solux Development, LLC, and 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 severally acknowledged that as Manager he signed and delivered the said instrument on behalf of Solux Development, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of April, A.D., 2024.

Ashley Lowry
NOTARY PUBLIC



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

01-May-2024



| | |
|-----------|----------|
| COUNTY: | 337.50 |
| ILLINOIS: | 675.00 |
| TOTAL: | 1,012.50 |

22-31-114-007-0000

| 20240401689234 | 1-088-203-056

Property of Cook County Clerk's Office