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Doc#: 2412424016 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 9:13 AM Pg: 1 of 4

Dec ID 20240501693487

ST/Co Stamp 1-670-998-320 ST Tax \$250.00 CO Tax \$125.00

LIMITED LIABILITY COMPANY WARRANTY DEED

MAIL TAX BILL TO: *Grantee's Address:*

Stafford Garbutt and Majorie Garbutt

17122 Central Park Ave

Hazel Crest, Illinois 60429

MAIL RECORDED DEED TO:

THE GRANTOR, **SPRINGVIEW INVESTMENTS II 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, with its principal office at 1448 E. 26TH STREET, BROOKLYN, NEW YORK 11210, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to **STAFFORD GARBUTT AND MAJORIE GARBUTT**, *Husband and wife*, of 5805 Hemlock Ave., Apt. G204, Gary, Indiana 46403, 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:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 28-26-301-004-0000

Property Address: 17122 Central Park Hazel Crest, Illinois 60429

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

024004225

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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 20th day of March, 2024.

SPRINGVIEW INVESTMENTS II IL I LLC

By: Harold Willig
HAROLD WILLIG, MANAGER

STATE OF NEW YORK)
) SS
COUNTY OF KINGS)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HAROLD WILLIG personally known to me to be Manager of **SPRINGVIEW INVESTMENTS II IL I LLC**, a Delaware 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 20th day of March, 2024.

~~Notary Public~~

Michael Myer Steinmetz
Notary Public, State of New York
Reg. No. 025T6215028
Qualified in Kings County
Commission Expires December 21, 2025

PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

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Exhibit "A" – Legal Description

LOT 579 IN HAZELCREST HIGHLANDS 10TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 26, AND PART OF THE SOUTHWEST 1/4 OF SECTION 26, AND PART OF THE SOUTHEAST 1/4 OF SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

02-May-2024



COUNTY:	125.00
ILLINOIS:	250.00
TOTAL:	375.00

28-26-301-004-0000

20240501693487

1-670-998-320

Property of Cook County Clerk's Office