

UNOFFICIAL COPY

LIMITED LIABILITY COMPANY WARRANTY DEED

GRANTEE'S ADDRESS

MAIL TAX BILL TO:

Nicole Birmingham and Justin Austin
17479 Eastgate Dr.
Country Club Hills, Illinois 60478

Doc#: 2414320013 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/22/2024 9:07 AM Pg: 1 of 4

Doc ID 20240501603821

ST/Co Stamp 0-695-821-616 ST Tax \$205.00 CO Tax \$102.50

MAIL RECORDED DEED TO:

Nicole Birmingham & Justin Austin
17479 Eastgate Dr
Country Club Hills IL 60478

THE GRANTOR, **SPRINGVIEW INVESTMENTS II IL 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 **NICOLE BIRMINGHAM**, a(n) ★ spouse AND **JUSTIN AUSTIN**, a(n) ★ G, of 55 Dryden St Apt 2B Arlington Heights IL 60004, 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: 28-27-403-011-0000

Property Address: 17479 Eastgate Dr., Country Club Hills, Illinois 60478

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.

0024004841

FIDELITY NATIONAL
TITLE INSURANCE

UNOFFICIAL COPY

In Witness whereof, said limited liability company has caused its name to be signed to these presents by its Authorized Member or Manager this 16th day of April, 2024.

SPRINGVIEW INVESTMENTS II IL II 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 II 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 16th day of April, 2024.

Hannah Kalish
Notary Public



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

PROFESSIONAL OFFICE OF COOK COUNTY CLERK'S OFFICE

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Exhibit "A" – Legal Description

LOT 11 IN BLOCK 1 IN KNOTTING GATE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NO.
24-123
17479 EAST 9TH AVE. DR.
P.B. \$1,025.00

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

20-May-2024



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

26-27-403-011-0000

| 20240501603821

| 0-695-821-616

Property of Cook County Clerk's Office