

# UNOFFICIAL COPY

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## WARRANTY DEED Statutory (ILLINOIS)

Doc#: 2415722048 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/5/2024 10:09 AM Pg: 1 of 5

Dec ID 20240501618095  
ST/Co Stamp 1-356-821-808 ST Tax \$500.00 CO Tax \$250.00  
City Stamp 1-605-072-176 City Tax \$5,250.00

61

THE GRANTOR SVR Real Estate, LLC, a Limited Liability Company, organized in the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEYS and WARRANTS to

F&V RACK REPAIR LLC, an Illinois limited liability company of City of Burbank, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal: LOTS 456 AND 457 IN BUTTIGAN S WESTWOOD, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 24, AFORESAID) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2023 2<sup>nd</sup> installment and subsequent years, covenants, conditions, restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current enjoyment of Real Estate.

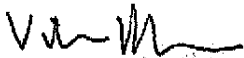
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index number: 19-24-420-019-0000

Address(es) of Real Estate: 6957 S. Artesian Ave, Chicago, IL 60629

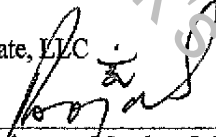
DATED this 2<sup>nd</sup> day of MAY, 2024.

SVR Real Estate, LLC



By: Vikram Venkataraghavan, Member & Manager

SVR Real Estate, LLC



By: Pooja Srinivasan, Member & Manager

State of California

County of Santa Clara

ss.

I, ATTACHED the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Vikram Venkataraghavan, Member & Manager of SVR Real Estate, LLC, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

.Commission expires: \_\_\_\_\_  
Notary Public

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State of California }  
County of Santa Clara } ss.

I, ATTACHED the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Pooja Srinivasan, Member & Manager of SVR Real Estate, LLC, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Commission expires: \_\_\_\_\_  
Notary Public

This instrument was prepared by: Law Offices of Mari-Kathleen S. Zaraza, P.C.  
5634 N. Kerl's Ave.  
Chicago, IL 60646

**Mail to:**

Ponticelli & Vito  
1480 Renaissance Drive, Suite 209  
Park Ridge, IL 60068  
Attn: Frank J. Ponticelli, Esq.

**Send Subsequent Tax Bills to:**

F&V RACK REPAIR LLC  
~~6957 S. Artesian Ave~~  
~~Chicago, IL 60629-1421~~  
8123 Laramie Ave  
Barboursville W 60459

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A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara

On May 02, 2024, before me, Balraj Deol, Notary Public,

personally appeared Vikram Venkataraghavan & Pooja Srinivasan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal

SIGNATURE

Balraj Deol

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document:

Warranty Deed

Document Date:

May 02, 2024

Number of Pages:

Signer(s) Other than Named Above:

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## PLAT ACT AFFIDAVIT

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

SVR Real Estate, LLC, being duly sworn on oath, states that it resides at 20254 Williamsburg Lane, Saratoga, CA. 95070. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

The conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.


2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

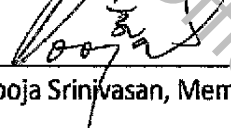
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SVR Real Estate, LLC



By: Vikram Venkataraghavan, Member & Manager

SVR Real Estate, LLC



By: Pooja Srinivasan, Member & Manager

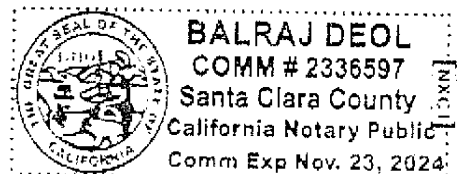
STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

Subscribed and sworn to before me this 02<sup>nd</sup> of May, 2024.



Notary Public



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## CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

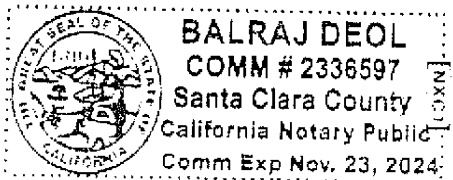
COUNTY OF Santa Clara

Subscribed and sworn to (or affirmed) before me on this 02<sup>nd</sup> day of May, 2024  
Date Month Year

by Vikram Venkataraghavan & Pooja Brinwaran  
Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Balraj Deol  
Signature of Notary Public



Seal  
Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document  
Title or Type of Document: Plat Act Affidavit

Document Date: May 02, 2024

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_