

# UNOFFICIAL COPY

## LIMITED LIABILITY COMPANY WARRANTY DEED

Doc#: 2416914565 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/17/2024 3:03 PM Pg: 1 of 4

MAIL TAX BILL TO:  
MAMI HOMES, LLC  
512 N. McClurg Ct. APT 5210  
Chicago, IL 60611

Dec ID 20240601630521  
ST/Co Stamp 1-387-486-512 ST Tax \$300.00 CO Tax \$150.00

### GRANTEE'S ADDRESS

MAIL RECORDED DEED TO:  
MAMI HOMES, LLC  
512 N. McClurg Ct. APT 5210  
Chicago, IL 60611

THE GRANTOR, NEW HOPE INVESTMENT GROUP, LLC, a 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, with its principal office at 5915 Crystal Creek Dr., Ste. C, Homer Glen, Illinois 60491, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to MAMI HOMES, LLC a 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 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 Numbers: 29-11-125-075-0000; 29-14-136-013-0000; 29-14-137-018-0000  
Property Addresses: 14827 S. Ellis Ave., Dolton, Illinois 60419; 15541 Cottage Grove Ave., Dolton, Illinois 60419; 15508 Drexel Ave., Dolton, Illinois 60419

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.

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26665  
ADDRESS 14827 ELLIS  
ISSUE 6-6-2024 EXPIRED 7-6-2024  
AMT \$0.00  
TYPE Warranty Spalden  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26654  
ADDRESS 15541 Cottage Grove  
ISSUE 6-6-2024 EXPIRED 7-6-2024  
AMT \$0.00  
TYPE Warranty Spalden  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26657  
ADDRESS 15508 Drexel  
ISSUE 6-6-2024 EXPIRED 7-6-2024  
AMT \$0.00  
TYPE Warranty Spalden  
VILLAGE COMPTROLLER

117  
OC24008499C  
FIDELITY NATIONAL TITLE

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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 5 day of June, 2024.

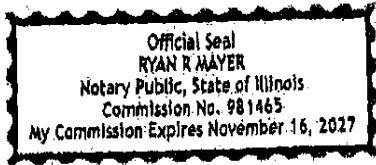
**NEW HOPE INVESTMENT GROUP, LLC**

By:   
**MASSIMO FAZIO,**  
**ITS AUTHORIZED MANAGER**

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF Will            )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MASSIMO FAZIO, personally known to me to be Manager of NEW HOPE INVESTMENT GROUP, LLC, an Illinois Limited Liability Company, appeared before me this day in person, and severally acknowledged that as such Manager, he 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 Manager, 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 5<sup>th</sup> day of June, 2024.



  
Notary Public

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

Cook County Clerk's Office

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## Exhibit "A" – Legal Description

### Parcel 1:

LOT 32 (EXCEPT THE NORTH 17 FEET THEREOF) AND THE NORTH 27 FEET OF LOT 33 IN BLOCK 1; TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE HERETOFORE VACATED 16 FOOT WIDE ALLEY, LYING SOUTH OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 32 (EXCEPT THE NORTH 17 FEET THEREOF) AND LYING NORTH OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 33; ALL IN BLOCK 1 IN GREENWOOD TERRACE, BEING A RESUBDIVISION OF LOTS 1, 2, 4, 5, AND 6 AND BLOCK 3 (EXCEPT LOTS 29 TO 36 INCLUSIVE) OF THE SUBDIVISION OF PART OF THE SOUTH 25 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 1, IN BERNHARD ENGLE'S SUBDIVISION IN SAID SECTION, ALL IN COOK COUNTY, ILLINOIS.

### Parcel 2:

LOT 28 IN BLOCK 9 IN BLOUIN BROTHERS ALMAR MEADOWS SUBDIVISION OF LOT 7 (EXCEPT THE SOUTH 30.79 ACRES) AND LOT 1 (EXCEPT THE SOUTH 60 FEET THEREOF) IN BERGERS SUBDIVISION OF LOT 7 (EXCEPT THE NORTH 10 ACRES) IN BERGERS SUBDIVISION IN THE WEST 1/2 OF SECTION 14 AND THE NORTH 18.242 ACRES (EXCEPT THE EAST 60 FEET THEREOF) OF LOT 6 IN THE PARTITION OF THE WEST 1/2 OF SECTION 14, ALL EN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### Parcel 3:

LOT 13 IN BLOCK 6 IN BLOUIN BROTHERS ALMAR MEADOWS SUBDIVISION HEREINAFTER DESCRIBED AS FALLING WITHIN LOT 6, IN THE PARTITION OF THAT PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIVER AND EAST OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD LANDS) IN COOK COUNTY, ILLINOIS, SAID BLOUIN BROTHERS ALMAR MEADOWS SUBDIVISION, BEING A SUBDIVISION OF LOT 7 (EXCEPT THE SOUTH 30.79 ACRES) AND LOT 1 (EXCEPT THE SOUTH 60 FEET THEREOF) IN BERGER'S SUBDIVISION OF LOT 7 (EXCEPT THE NORTH 10 ACRES) IN BERGER'S SUBDIVISION IN THE WEST 1/2 OF SECTION 14, AND OF THE NORTH 18.242 ACRES (EXCEPT THE EAST 60 FEET THEREOF) OF LOT 6 IN THE PARTITION OF THE WEST 1/2 OF SECTION 14, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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**REAL ESTATE TRANSFER TAX**

17-Jun-2024



<b>COUNTY:</b>	150.00
<b>ILLINOIS:</b>	300.00
<b>TOTAL:</b>	450.00

29-11-125-075-0000

| 20240601630521

| 1-387-486-512

Property of Cook County Clerk's Office