

# UNOFFICIAL COPY

## LIMITED LIABILITY COMPANY WARRANTY DEED

Doc#: 2416914506 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/17/2024 2:51 PM Pg: 1 of 4

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

Dec ID 20240601630380  
ST/Co Stamp 0-253-517-104 ST Tax \$400.00 CO Tax \$200.00

## FIDELITY NATIONAL TITLE

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

17  
OC24008499

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 15915 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: 29-02-302-018-0000; 29-02-324-054-0000; 29-10-105-042-0000;  
29-10-234-007-0000

Property Addresses: 14235 Drexel Ave., Dolton, Illinois 60419; 14420 Woodlawn Ave., Dolton, Illinois 60419;  
14721 Beachview Ter., Dolton, Illinois 60419; 14753 Irving 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. 26663  
ADDRESS 14235 Drexel  
ISSUE 6-6-2024 EXPIRED 7-6-2024  
AMT 50.00  
TYPE Warranty Sparden  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26660  
ADDRESS 14721 Beachview  
ISSUE 6-6-2024 EXPIRED 6-20-2024  
AMT 50.00  
TYPE Warranty Sparden  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26659  
ADDRESS 14420 Woodlawn  
ISSUE 6-6-2024 EXPIRED 7-6-2024  
AMT 50.00  
TYPE Warranty Sparden  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26666  
ADDRESS 14753 Irving  
ISSUE 6-6-2024 EXPIRED 7-6-2024  
AMT 50.00  
TYPE Warranty Sparden  
VILLAGE COMPTROLLER

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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: [Signature]  
**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.



[Signature: Ryan R Mayer]  
Notary Public

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

*Notary Public, State of Illinois*

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## Exhibit "A" – Legal Description

### Parcel 1:

LOT 27 IN BLOCK 1 IN CALUMET PARK SECOND ADDITION, A SUBDIVISION OF PART OF SECTION 2 AND SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1925 AS DOCUMENT NO. 8987931, IN COOK COUNTY, ILLINOIS.

### Parcel 2:

LOT 27 (EXCEPT THE SOUTH 15 FEET THEREOF), LOT 28 AND THE SOUTH 5 FEET OF LOT 29 IN BLOCK 14 IN CALUMET PARK THIRD ADDITION, A SUBDIVISION OF LOTS 1, 2 AND 3 (EXCEPT THE WEST 1334.13 FEET) IN SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, ALSO PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### Parcel 3:

THE NORTH 7 FEET OF LOT 23, LOT 24, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING LOT 24 AND TOGETHER WITH THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID VACATED ALLEY (INCLUDING THAT PART OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF SAID ALLEY LYING EAST OF THE EAST LINE OF SAID LOT) AND TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS, IN BLOCK 4 IN CALUMET BUSINESS CENTER, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### Parcel 4:

LOT 88 IN PASQUINELLI'S 5TH ADDITION TO MEADOWLANE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

17-Jun-2024



<b>COUNTY:</b>	200.00
<b>ILLINOIS:</b>	400.00
<b>TOTAL:</b>	600.00

29-02-302-018-0000

| 20240601630380 | 0-253-517-104

Property of Cook County Clerk's Office