

UNOFFICIAL COPY

LIMITED LIABILITY COMPANY WARRANTY DEED

Doc#: 2416924341 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/17/2024 2:03 PM Pg: 1 of 4

Dec ID 20240601630086
ST/Co Stamp 0-621-108-528 ST Tax \$100.00 CO Tax \$50.00

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

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 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 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 Number: 29-14-146-006-0000
Property Address: 15621 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.

113
OC24008499B

FIDELITY NATIONAL TITLE

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX No. 26662
ADDRESS 15621 Drexel
ISSUE 6-16-2024 EXPIRED 7-6-2024
AMT 30.00
TYPE Warranty
J. Danen
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.

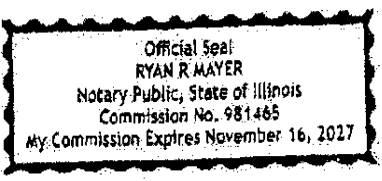
NEW HOPE INVESTMENT GROUP, LLC

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 5th day of June, 2024.



[Signature: Ryan R. Mayer]
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

LOT 6 IN IVY GARDENS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1955 AS DOCUMENT NUMBER 1650095, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

17-Jun-2024



COUNTY:	50.00
ILLINOIS:	100.00
TOTAL:	150.00

29-14-146-006-0000

| 20240601630086 | 0-621-108-528

Property of Cook County Clerk's Office