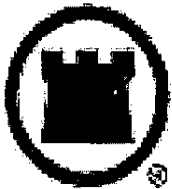


# UNOFFICIAL COPY



Chicago Title Insurance Company

## Warranty DEED ILLINOIS STATUTORY

Chicago Title / RAM

2465C452146LP  
(103)

Doc#: 2418402165 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/2/2024 12:28 PM Pg: 1 of 3

Dec ID 20240601641747

ST/Co Stamp 1-813-373-744 ST Tax \$124.00 CO Tax \$62.00

THE GRANTOR(S), SDP Investment, LLC an Illinois series Limited Liability Company of the City of Lockport, County of Will, State of State, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Abiding Branches Investments Inc, an Illinois corporation of 7230 171st St, Unit 38, Tinley Park, IL 60477, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

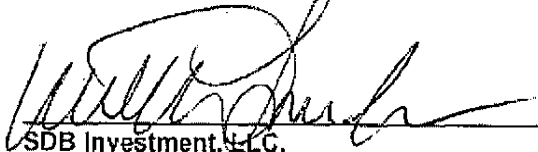
Permanent Real Estate Index Number(s): 31-17-112-010-1004

Address of Real Estate: 61 Red Barn Rd, Unit 1, Matterson, IL 60443

**[SIGNATURE ON NEXT PAGE]**

# UNOFFICIAL COPY

Dated this 27 day of June 2024

  
SDB Investment, LLC,  
An Illinois series Limited Liability Company  
By William Lundgren, attorney

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **William Lundgren, as attorney of SDB Investment, LLC an Illinois series Limited Liability Company** personally known to me to be the person(s) whose name(s) 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 official seal, this 27 day of June 2024

  
(Notary Public)

Prepared By:

William Lundgren  
Zabel Law, LLC  
55 W. Monroe St., Ste. 3330  
Chicago, IL 60603



Mail To:

Abiding Branches Inv. Inc  
P.O. Box 111629  
Naples FL 34108

Name and Address of Taxpayer:

Abiding Branches Inv. Inc  
P.O. Box 111629  
Naples FL 34108

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EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1: UNIT 4-15 IN COUNTRY HOMES OF CREEKSIDE 15 AND 16 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 15 AND 16 IN CREEKSIDE MULTIPLE PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1980 AS DOCUMENT 25348934, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AS DOCUMENT NO.25883793, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE ADJACENT TO THE UNIT, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office