

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2419002291 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/8/2024 12:42 PM Pg: 1 of 2

### MAIL TO:

FERNANDO M. VIAN  
ATTORNEY AT LAW  
2136 SCHILLER AVE.  
WILMETTE, IL 60091

Dec ID 20240501612815

ST/Co Stamp 1-449-845-552 ST Tax \$410.00 CO Tax \$205.00

### NAME & ADDRESS OF TAXPAYER:

ALEXANDER HORACIO CRUZ  
AND NATALIE CRUZ  
5025 HARNEW RD. S  
OAK LAWN, IL 60453

**THE GRANTOR, TANIS GROUP LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, of 122 W. Main St., 2<sup>nd</sup> Floor West Dundee, IL 60118, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to **ALEXANDER HORACIO CRUZ AND NATALIE CRUZ, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, all its interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 23 IN BLOCK 7 IN OAKDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** General real estate taxes for the year 2023 and subsequent years not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any.

**Permanent Real Estate Index Number:** 24-09-415-008-0000

**Address of Real Estate:** 5025 Harnew Rd. S, Oak Lawn, IL 60453

\*This is non-homestead Property.

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

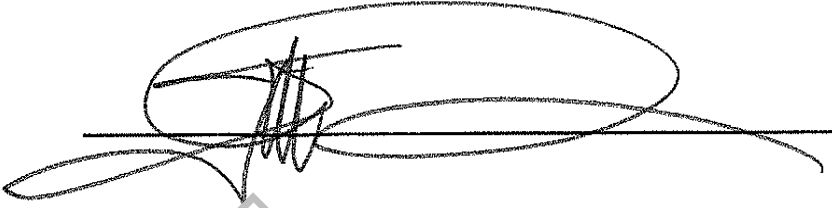
24164849

# UNOFFICIAL COPY

Dated this 28<sup>th</sup> day of May, 2024.

**TANIS GROUP LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

**BY: JOSEPH MUELLER, MEMBER/MANAGER**

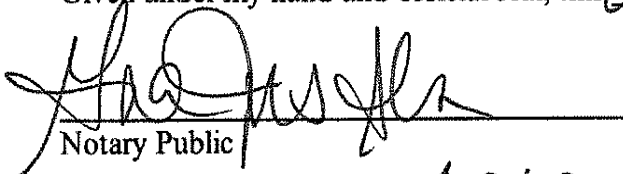


STATE OF ILLINOIS

COUNTY OF Franklin

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT JOSEPH MUELLER** 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of May, 2024.

  
Notary Public

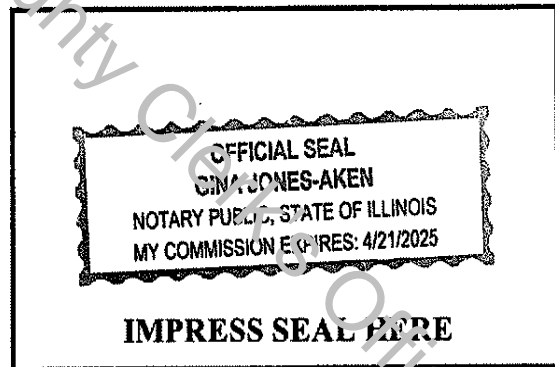
My commission expires on: 4.21.2025

Village Real Estate Transfer Tax  
of \$1000 05950  
Oak Lawn

Village Real Estate Transfer Tax  
of \$1000 05951  
Oak Lawn

Village Real Estate Transfer Tax  
of \$50 07722  
Oak Lawn

**Prepared by:**  
Ashley M. Wilson, Attorney at Law  
2315 N. Club Rd.  
McHenry, IL 60051  
P: (815)-347-9566



**\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).**

| REAL ESTATE TRANSFER TAX |  | 02-JUL-2024 |
|--------------------------|--|-------------|
| COUNTY:                  |  | 205.00      |
| ILLINOIS:                |  | 410.00      |
| TOTAL:                   |  | 615.00      |

24-09-415-008-0000 | 20240501612815 | 1-449-845-552