

UNOFFICIAL COPY

WARRANTY DEED

GIT

40030831 1/2

MAIL TO:

Shawn Bolger
9760 Franklin Ave.
PO Box 1208
Franklin Park, IL 60131

Doc#. 1715217008 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2017 09:20 AM Pg: 1 of 4

Dec ID 20170501661574
ST/CO Stamp 2-013-563-328 ST Tax \$106.50 CO Tax \$53.25

NAME & ADDRESS OF TAXPAYER:

Sherese Brown
22955 Westwind Dr
Richton Park, IL 60471

LIMITED LIABILITY COMPANY WARRANTY DEED

THE GRANTOR: DGDB, LLC Series III

of the Village of New Lenox county of Will state of Illinois
for and in consideration of Ten (10.00) DOLLARS
and other good and valuable consideration in hand paid.

CONVEY and WARRANT to: Sherese Brown

(GRANTEE'S ADDRESS) 745 Carmel Circle, Vista, CA 92084

of the of Vista county of State of Illinois

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



SEE EXHIBIT "A" attached hereto and made part hereof.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s) **31-33-303-022**

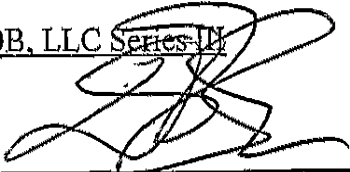
Property Address: **22955 Westwind Dr, Richton Park, IL 60471**

REAL ESTATE TRANSFER TAX		31-May-2017
		COUNTY: 53.25
		ILLINOIS: 106.50
		TOTAL: 159.75
31-33-303-022-0000 20170501661574 2-013-563-328		

UNOFFICIAL COPY

In witness whereof, said Grantors have caused their names to be signed these presents this 23rd day of May, 2017

DGDB, LLC Series III



By: David Blair

Manager

Title

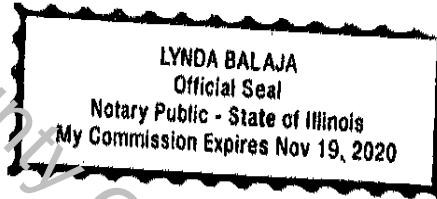
STATE OF ILLINOIS)

COUNTY OF Will)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that he above signed person is personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such, he or she signed or delivered the said instrument, as its free and voluntary act, and as the free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 23rd day of May, 2017

Lynda Balaji
Notary Public



MUNICIPAL TRANSFER STAMP (If Required)

WILL COUNTY / ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:

Dorothy Seaborg
P.O. Box 157
Lockport, IL 60441

** 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).

MAIL DEED TO:

Shawn Bolger
9760 Franklin Ave.
PO Box 1208
Franklin Park, CA 60131

MAIL TAX BILL TO:

Sherese Brown
22955 Westwind Dr
Richton Park, IL 60471

UNOFFICIAL COPY

In witness whereof, said Grantors have caused their names to be signed these presents

This 25th day of May, 2017.

DGDB, LLC Series III

Daniel Saenz
Daniel Saenz Member

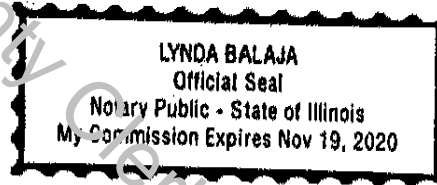
STATE OF ILLINOIS)

COUNTY OF Will

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that he above signed person is personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such, he or she signed or delivered the said instrument, as its free and voluntary act, and as the free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 25th day of May, 2017.

Lynda Balaja
Notary Public



Prepared By:
Dorothy Seaborg P.O. Box 157 Lockport, IL 60441

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: PART OF LOT 161 IN GREENFIELD UNIT 7, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 161, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 27.33 FEET, SAID CURVE HAVING A BEARING OF NORTH 00 DEGREES 36 MINUTES 21 SECONDS EAST AND A CHORD DISTANCE OF 27.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 27 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE, 64.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 27 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE, 22.04 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 21 SECONDS EAST, 115.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 161; THENCE SOUTH 01 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE, 22.04 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, 115.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREENFIELD TOWNHOMES RECORDED AS DOCUMENTS 99845699 AND 00683192, IN COOK COUNTY, ILLINOIS.