



\*1806647120D\*

SEQ CHAPTER \h \r 1 This instrument was prepared by:  
W. Marshall Snow, Esq.  
555 S. Randall Road, Suite 100  
St. Charles, Illinois 60174

Doc# 1806647120 Fee \$46.25

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 03:23 PM PG: 1 OF 4

And after recording return to:  
Byron Gregory  
1833 Pheasant Court  
Flossmoor, IL 60422

TSI File Number 212427 et al.

**WARRANTY DEED**

THE GRANTOR, **GREGORY ENTERPRISES, LTD., AN ILLINOIS CORPORATION**, with its principal place of business in Flossmoor, Illinois, for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby **CONVEYS AND WARRANTS** to **BYRON GREGORY, GRANTEE**, of with its principal place of business at 1833 Pheasant Court, Flossmoor, Illinois 60422, the following described real estate situated in the City of Flossmoor, County of Cook, and State of Illinois, to wit:

\*\*\*PARCEL 1:

LOT 1 IN DYNAMIC'S FIRST CONSOLIDATION, BEING A RESUBDIVISION OF LOTS 5, 6 AND 7 IN BLOCK 9, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS IN FLOSSMOOR HIGHLANDS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DYNAMIC'S FIRST CONSOLIDATION RECORDED SEPTEMBER 11, 2006 AS DOCUMENT 0625434001, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN DYNAMIC'S SECOND CONSOLIDATION, BEING A RESUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 9, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS IN FLOSSMOOR HIGHLANDS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DYNAMIC'S SECOND CONSOLIDATION RECORDED SEPTEMBER 11, 2006 AS DOCUMENT 0625434000, IN COOK COUNTY, ILLINOIS.\*\*\*

PERMANENT REAL ESTATE INDEX NO. 31-02-305-043-0000 and

# UNOFFICIAL COPY

31-02-305-042-0000

Address: 18811 and 18813 Crawford Avenue, Flossmoor, Illinois, 60422

Continued...  
Warranty Deed – continued...

Subject to current city, state and county ad valorem property taxes not yet due and payable.

*TO HAVE AND TO HOLD* said real estate unto said Grantee, and to proper use, benefit and behoof of said Grantee, *FOREVER*.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

IN WITNESS WHEREOF, GRANTOR has caused this Warranty Deed to be signed and sealed in its name this March 6, 2018.

**GREGORY ENTERPRISES, LTD.,  
AN ILLINOIS CORPORATION**

BY:



**BYRON GREGORY**

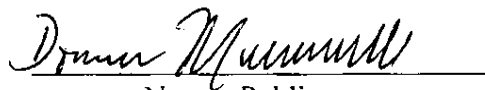
ITS:

**PRESIDENT**

State of Illinois        }  
                                      }  
County of Cook         }        SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that **GREGORY ENTERPRISES, LTD., AN ILLINOIS CORPORATION, BY BYRON GREGORY, ITS PRESIDENT**, 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 the said instrument as his free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this March <sup>7th</sup> 6, 2018.

  
Notary Public



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 7th, 2018

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Gregory M. Byron Gregory M Gregory  
This 7th day of March 2018  
Notary Public Dominic Mannarelli

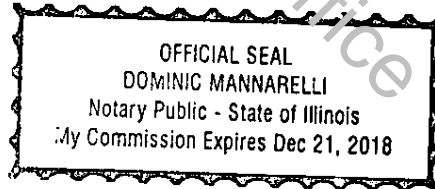


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date March 7th, 2018

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Byron M Gregory  
This 7th day of March 2018  
Notary Public Dominic Mannarelli



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

Send subsequent tax bills to:

Byron Gregory  
1833 Pheasant Court  
Flossmoor, IL 60422

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**