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**SPECIAL
WARRANTY
DEED**

GIT

Mail to:

TODD WERNET
13444 ADELINE CT
LEMONT IL 60439

Name and Address of Taxpayer:

Todd Wernet and Patricia Wernet
13444 Adeline Court
Lemont Illinois 60439

Doc#: 1817946136 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2018 12:16 PM Pg: 1 of 2

Dec ID 20180601696242
ST/CO Stamp 1-387-844-384 ST Tax \$649.00 CO Tax \$324.50

THIS INDENTURE, made this 22nd day of **June, 2018**, between GRANTOR, **Beechen & Dill Homes, Inc.**, an Illinois corporation, of 7512 S. County Line Road, Burr Ridge, Illinois 60527, 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, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said company, which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEES, **Todd Wernet and Patricia Wernet, of 14130 Sheffield Dr. #102, Homer Glen Il., Husband and Wife, as Tenants by the Entirety**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 228 IN KETTERING P.U.D, UNIT SEVEN, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2015 AS DOCUMENT NO. 1535229044 IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 22-34-302-014-0000

COMMONLY KNOWN AS: 13444 Adeline Court, Lemont Illinois 60439

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

SUBJECT TO: General real estate taxes not yet due or payable; special assessments confirmed after this contract date; building, building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

[SIGNATURE PAGE FOLLOWS]

