

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

GIT
4/104/13996
1/2

Doc#: 1829719124 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/24/2018 09:49 AM Pg: 1 of 2

Dec ID 20181001602107
ST/CO Stamp 0-238-865-568 ST Tax \$517.00 CO Tax \$258.50

Mail to:

Luse J. Keller
15317 OAK BL.
OAK FOREST IL 60452

Name and Address of Taxpayer:

Dustin DiFilippo and Melissa DiFilippo
10032 Franchesca Lane
Orland Park, Illinois, 60462

THIS INDENTURE, made this 19 day of **October, 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, **Dustin DiFilippo and Melissa DiFilippo, of 8808 Berkley Court, Orland Pk., Illinois, 60462, 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 3 IN PARKSIDE SQUARE BEING A SUBDIVISION OF THE EAST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 2016 AS DOCUMENT NO. 1615229042, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 27-16-101-018-0000

COMMONLY KNOWN AS: 10032 Franchesca Lane, Orland Park, Illinois, 60462

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]

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Agent this 19 day of **October, 2018**

Beechen & Dill Homes Inc.

By: 

Matthew G. Dill, President


STATE OF ILLINOIS

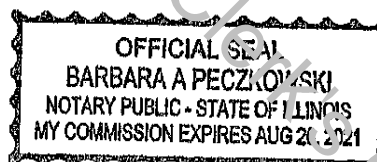
COUNTY OF DUPAGE)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Matthew G. Dill**, personally known to me to be **President** of **Beechen & Dill Homes Inc.**, an Illinois corporation, and 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 as such Authorized Agent, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of **October, 2018**


Notary Public



REAL ESTATE TRANSFER TAX

23-Oct-2018



COUNTY:	258.50
ILLINOIS:	517.00
TOTAL:	775.50

27-16-101-018-0000

| 20181001602107 | 0-238-865-568

MUNICIPAL TRANSFER STAMP

This instrument was prepared by:
Matthew G. Goodman
Rosanova & Whitaker Ltd.
127 Aurora Avenue
Naperville Illinois 60540