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Doc#: 1923417049 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/22/2019 10:07 AM Pg: 1 of 3

Dec ID 20190801668315
ST/CO Stamp 1-180-918-368 ST Tax \$441.00 CO Tax \$220.50

SPECIAL WARRANTY DEED

This instrument was prepared by:

Daniel L. Johnson
Lillig & Thorsness, Ltd.
1900 Spring Road Suite 200
Oak Brook, Illinois 60523



This Deed, made as of the 21st day of August, 2019, between LAKEVIEW HOMES, LLC, an Illinois limited liability company, of 7000 Adams Street, Willowbrook, Illinois, 60527 ("Grantor"), and KATHLEEN A. MCMAHON, a single woman, of 6143 West 63rd Place, Chicago, Illinois, 60638 ("Grantee"), WITNESSETH Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto Grantee and her successors FOREVER all the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook and State of Illinois, to wit:

PERMANENT INDEX NUMBER: 22-23-209-003 (affects other property)
COMMONLY KNOWN AS: 12870 Rosa Lane, Lemont, Illinois, 60439

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof and all the estate, right, title, interest, claim, or demand and whatsoever of Grantor, either in law or equity, of, in, and to the above-described premises with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described with the appurtenances unto Grantee forever **IN FEE SIMPLE**.

And Grantor, for itself and its successors, does covenant, promise, and agree to and with Grantee and her successors it has not done or suffered to be done anything whereby the said premises hereby granted are or may be in any manner encumbered or charged, except as herein recited; and it **WILL WARRANT AND FOREVER DEFEND** the said premises against all persons lawfully claiming or to claim the same by, through, or under it, but not otherwise.

REAL ESTATE TRANSFER TAX		21-Aug-2019
	COUNTY:	220.50
	ILLINOIS:	441.00
	TOTAL:	661.50

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name to be signed to these presents by its authorized representative, the day and year first above written.

LAKEVIEW HOMES, LLC

By: Edward J Paliatka
EDWARD J PALIATKA
Its: Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The undersigned, a Notary Public in and for the aforementioned County and State, certifies that Edward J. Paliatka, 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 executed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 21st day of August, 2019.

Marie K. Mirsky
NOTARY PUBLIC



After Recording Mail to:
Mary Niego-McNamara
10653 S. Kostner Avenue
Oak Lawn, Illinois 60453

Forward Future Tax Bills to:
Kathleen A. McMahon
12870 Rosa Lane
Lemont, Illinois 60439

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EXHIBIT A

Order No.: 19013136WC

For APN/Parcel ID(s): 22-23-209-003-0000

LOT 3, (EXCEPT THE NORTHEASTERLY 117.13 FEET THEREOF) IN THE FINAL P.U.D. PLAT OF THE ESTATES OF MONTEFIORI SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 2016 AS DOCUMENT 1609229053, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office