UNOFFICIAL COPY

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: 22-23-209-005 (affects other property) COMMONLY KNOWN AS: 12870 Rosa Lane, Len. 70t, Illinois, 60439

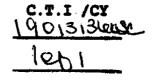
Unit 3A

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 den and whatsoever of Grantor, either in law or equity, of, in, and to the above-described premises win 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
Inches	(4)	COUNTY:	220.50
		(LLINOIS: TOTAL:	441.00 661.50
22-23-209-003-0000		20190801668315	1-180 019 200



UNOFFICIAL COPY

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

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 s.s. his free and voluntary act, for the uses and purposes therein set forth.

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

NOTARY PUBLIC

OFFICIAL SEAL
N'APIE K MIRSKY
NOTARY PUP' C - STATE OF ILLINOIS

MY COMMIS JION EXPIRES:06/26/22

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

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

1923417049 Page: 3 of 3

UNOFFICIAL COPY

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 2+ AND PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 37 EAST DED APK. NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECOFDED APRIL 1, 2016 AS DOCUMENT 1609229053, IN COOK COUNTY, ILLINOIS.