

UNOFFICIAL COPY

Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

Doc#. 1934513074 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/11/2019 11:56 AM Pg: 1 of 4

Dec ID 20191201660537
ST/CO Stamp 0-690-551-136 ST Tax \$433.00 CO Tax \$216.50

GIT File #:41048645G 1/2

GIT

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Special Warranty Deed

Property address: 13127 Eliza Court, Lemont, IL 60439
Tax Number: 22-35-300-002-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY**SPECIAL
WARRANTY
DEED**

410 486456 1/2

Mail to:

GIT

Glenn + Barbara Fuller
13127 ELIZA COURT #A
Lemont, IL 60439

Name and Address of Taxpayer:

Glenn and Barbara Fuller
13127 Eliza Court
Lemont, Illinois 60439

THIS INDENTURE, made this 5th day of **December, 2019**, between GRANTOR, Willow Pointe, LLC, an Illinois limited liability company, 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, **Glenn Fuller and Barbara Fuller, Husband and Wife, as Tenants by the Entirety**, all interest in the following described Real Estate on the attached Exhibit A situated in the County of Cook, in the State of Illinois, to wit:

PERMANENT INDEX NUMBER: **22-35-300-002-0000 (Affects Land and other property)**

COMMONLY KNOWN AS: **13127 Eliza Court, Lemont, Illinois 60439**

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached hereto 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.

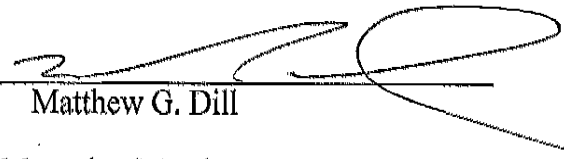
SUBJECT TO: General real estate taxes not yet due or payable; special assessments confirmed after this contract date; building, building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches,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

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Manager this 5th day of **December, 2019**

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Willow Pointe, LLC
An Illinois limited liability company

By: Teton Development LLC
Its: Manager

By: 
Matthew G. Dill

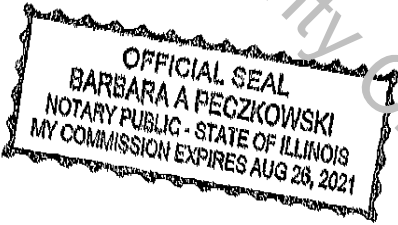
Its: Managing Member

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 Managing Member of **Teton Development LLC**, an Illinois limited liability company, 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 Manager, 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 7th day of December, 2019




Notary Public



COUNTY/STATE TRANSFER STAMP

MUNICIPAL TRANSFER STAMP

This instrument was prepared by:
Caitlin Paloian
Rosanova & Whitaker Ltd.
127 Aurora Avenue
Naperville Illinois 60540

REAL ESTATE TRANSFER TAX		10-Dec-2019
	COUNTY:	216.50
	ILLINOIS:	433.00
	TOTAL:	649.50
22-35-300-002-0000 20191201660537 0-690-551-136		

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EXHIBIT "A"

THAT PART OF LOT 7 IN THE FINAL PLAT AND P.U.D. OF WILLOW POINTE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2018 AS DOCUMENT NO. 1834516040 AND CERTIFICATE OF AMENDMENT RECORDED MAY 20, 2019 AS DOCUMENT NO. 1914006016, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01° 51' 03" EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 50.13 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 88° 02' 53" WEST ALONG THE CENTERLINE OF SAID PARTY WALL AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, 125.87 FEET TO THE WEST LINE OF SAID LOT 7 AND EAST LINE OF ELIZA COURT, SAID POINT ALSO BEING A NON-TANGENT POINT OF CURVE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7 AND EAST LINE OF SAID ELIZA COURT, BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 105.00 FEET, AN ARC DISTANCE OF 20.03 FEET TO A POINT OF TANGENCY; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 7 AND EAST RIGHT OF WAY LINE OF SAID ELIZA COURT, 30.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 88° 02' 53" EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 124.06 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 13127 ELIZA COURT, LEMONT, IL 60439.

Property address: 13127 Eliza Court, Lemont, IL 60439
Tax Number: 22-35-300-002-0000