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Doc#. 2006646367 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 03/06/2020 01:48 PM Pg: 1 of 4

Dec ID 20200201628356

ST/CO Stamp 1-674-588-000 ST Tax \$141.00 CO Tax \$70.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Skrechi Holdings LLC 19 N Aberdeen St. Unit PHN Chicago, IL 60607

(The Above Space for Recorder's Use Only)

THE GRANTOR Skrechi Holdings LLC. an Illinois limited liability company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to James D. Panozzo, a married man and Nicholas J. Falsey, a single man, of 1806. Royal Oak Ct., Unit 7 Tinley Park, IL 60477, as Tenants in Common, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to vit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 29-22-100-024-0000

Property Address: 16260 Prairie Avenue, South Holland, IL 60473

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

FIDELITY NATIONAL TITLE OC20002469

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Dated this <u>26</u> day of <u>Feb</u>, <u>2020</u>.

sole manager

Skrechi Holdings LLC

STATE OF ILLINOIS

) SS,

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sameer Kero personally known to in a to be the same person whose name is subscribed to the foregoing instrument, appeared before me inis day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26th day of Feb., 2020.

MACKENZE J MILLER Official Seal Notary Public - State of Illinois My Commission Expires Dec 5, 2023 Why J-Will Notary Public

THIS INSTRUMENT PREPARED BY Courtright Law, LLC 12624 S. Ridgeland Avenue Palos Heights, IL 60463

MAIL TO:

AAKON MCKERRY
GURNEY LAW GROUP
150 S. WACKER DR, STE. 2400
CHICAGO IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Jim Panozzo and Nick Falsey
16260 Prairie Avenuc
South Holland, IL 60473

9449 SAYRE AUE
DAL, LAWN, IL 60453

Page 2 of 3

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EXHIBIT A LEGAL DESCRIPTION

LOT 11 IN SOUTH HOLLAND HIGHLANDS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

03-Mar-2020





COURTY: ILLAPIONS: TOTAL. 70.50 141.00 211.50

29-22-100-024-0000

20200201628359 1-674-588-000

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THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described properly have been paid in full as of the date of issuance set forth below.

Title Holder's Name:	Skrechi Holdings, LLC
Mailing Address:	19 N. Aberdeen St., Unit PHN, Chicago, IL 60607
Telephone No.:	708-382-2299
Attorney or Agent:	David Courtright
Telephone No.:	708-907-3080
Property Address:	16260 Prairie

South Holland, IL

Property Index Number (PIN): 29-22-100-024-0000 Water Account Number: 0200102008

Date of Issuance: 3/2/2020

State of Illinois) VILLAGE OF SOUTH HOLLA County of Cook)

This instrument was acknowledged before Village Clerk or Representative

(Signature of Notary Public)

OFFICIAL SEAL MICHELLE R LIDDELL NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/13/20

[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.