

# UNOFFICIAL COPY

## WARRANTY DEED a Corporation to Individual

Doc#. 2028262107 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/08/2020 12:53 PM Pg: 1 of 3

This agreement, made this 11<sup>th</sup> day Of August 2020, between Forest Avenue Properties, LLC a Corporation 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, party of the first part, and Reginald Lamont Kerns

Dec ID 20200801664470  
ST/CO Stamp 1-120-756-192 ST Tax \$225.00 CO Tax \$112.50

6 Chicago Title

2054 643628WT NW 1/4 10F 2

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Company, by these presents does REMISE, RELEASE, AND CONVEY AND WARRANT unto the party of the second part, and to heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

**LOT 212 AND THE NORTHEASTERLY 2 FEET OF LOT 213 IN CHAPMAN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF REGISTERED AT THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 28, 1954 AS DOCUMENT NUMBER 1549802.**

COMMONLY KNOWN AS: 15648 Rose Drive, South Holland IL 60473

PIN: 29-15-213-044-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes not due and payable at the time of Closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, 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 the party of the second part, heirs and assigns forever.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

Forest Avenue Properties, LLC

By: 

Cynthia A Marschitz, its duly authorized representative

By: 

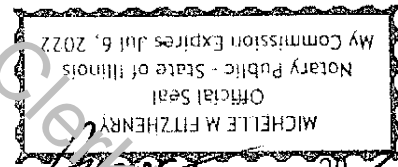
Mark Marschitz, its duly authorized representative

STATE OF ILLINOIS )

) ss.

COUNTY OF COOK )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Cynthia A Marschitz and Mark Marschitz, personally known to me to be the duly authorized representative of, Forest Avenue Properties, LLC, a 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 severally acknowledged that as such representative, he/she signed this instrument as his/her free and voluntary act.



Given under my hand and official seal, this 11<sup>th</sup> day of August, 2020

Commission expires 7/6, 2022.

  
NOTARY PUBLIC

This instrument prepared by: Castle Law, 13963 S. Bell Road, Homer Glen, IL 60491

MAIL TO:

Reginald Lamont Kerns  
608 S. Washington St. Ste. 311  
Naperville, IL 60540

SEND SUBSEQUENT TAX BILLS TO:

Reginald Lamont Kerns  
15648 Rose Drive  
South Holland, IL 60473

# UNOFFICIAL COPY

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 property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Forest Avenue Properties, LLC**  
Mailing Address: **60 S. Forest Ave., Naperville, IL 60540**  
Telephone No.: **708-735-7237**  
Attorney or Agent: **Gary Davidson/Michelle Fitzhenry**  
Telephone No.: **815-258-1619**  
Property Address: **15648 Rose Dr.**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-15-213-044-0000**  
Water Account Number: **0030057004**  
Date of Issuance: **8/11/2020**

State of Illinois )

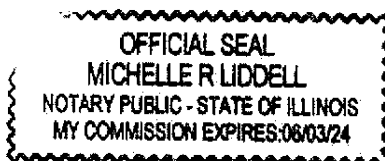
County of Cook )

This instrument was acknowledged before  
me on August 11, 2020 by

Michelle R Liddell  
Michelle R Liddell  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: [Signature]  
Deputy Village Clerk or Representative



[SEAL]

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