## UNOFFICIAL CO

SPECIAL 410542556

Mail to:

Name and Address of Taxpayer:

Ariana A. Khosyayani 10012 Franchesca Lane Orland Park, Illino's, 60462 Doc#. 2028816099 Fee: \$98.00 Edward M. Moody Cook County Recorder of Deeds

Date: 10/14/2020 11:00 AM Pg: 1 of 2

Dec ID 20200701628418 ST/CO Stamp 0-599-150-304 ST Tax \$505.00 CO Tax \$252.50

THIS INDENTURE, made his 24 day of July, 2020, between GRANTOR, Beechen & Dill Homes, Inc., an Illinois corporation, of 13102 Eliza Ct. Lemont, Illinois 60439, 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 Pollars (\$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 GRANTEE, Ariana A. Khosravani, a single woman and not a party to a civil union, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN PARKSIDE SQUARE BEING A SUBLAVISION OF THE EAST ½ OF THE NORTHWEST 4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THÉREOF RECORDED MAY 31, 2016 AS DOCUMENT NO. 1615229042, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 27-16-101-016-0000

COMMONLY KNOWN AS: 10012 Franchesca Lane, Orland Fark, Illinois, 60462

TO HAVE AND TO HOLD the said premises, with all rights and privileger attached thereto 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.

[SIGNATURE PAGE FOLLOWS]

2028816099 Page: 2 of 2

## **UNOFFICIAL COPY**

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Agent this 24 day of July, 2020

Beechen & Dill Homes Inc., an Illinois corporation

By:

Ben Boveman, its authorized signatory

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for suc County, in the State aforesaid, DO HEREBY CERTIFY that Ben Bowman, personally known to me to be an authorized signatory of Beechen & Dill Homes Inc., an Illinois 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 acknowledged that as such authorized signatory, 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 24 day of July, 2020

Notary Public

OFFICIAL SEAL BARBARA A PECZKOWSK'. NOTARY PUBLIC - STATE OF ILLINC.S MY COMMISSION EXPIRES AUG 26, 202.

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 04-Aug-2020

COUNTY: 252.50

ILLINOIS: 505.00

TOTAL: 757.50

27-16-101-016-0000 20200701628418 0-599-150-304