

# UNOFFICIAL COPY

H83776

**WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY  
COMPANY TO INDIVIDUAL)**

Doc# 2120712279 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2021 07:52 AM Pg: 1 of 4

Dec ID 20210701609509  
ST/CO Stamp 1-532-226-832 ST Tax \$270.00 CO Tax \$135.00

Above Space for Recorder's Use Only

THE GRANTOR, **FBI INVESTMENTS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:  
**TONY L. HOWELL and GIANNA SHEPPARD HOWELL**\* of 14548 Kenton Ave.  
Midlothian IL. 60445 to wit: *\* husband and wife*

## LEGAL DESCRIPTION AS PER ATTACHED HERETO.

To have and to hold said premises as *tenants by the entirety and not joint tenants or tenants in common.*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 (second installment) and subsequent years, covenants, conditions and restrictions of record and building lines and easements that do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Number (PIN): 29-26-206-016-0000 ✓

Address of Real Estate: 17120 CORNELL AVE. SOUTH HOLLAND IL. 60473 ✓

**PROPERTY IS BEING SOLD IN ITS AS IS CONDITION**

Dated this 19<sup>th</sup> day of July 2021

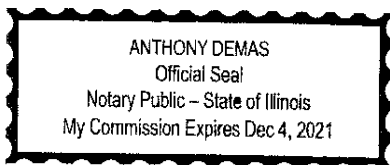
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 (SEAL)  
**FRANCIS BILLMAN AS MANAGING MEMBER  
 OF FBI INVESTMENTS LLC**

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **FRANCIS BILLMAN** is 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of July 2021

Commission expires: December 4, 2021



  
 NOTARY PUBLIC

This instrument was prepared by ANTHONY DEMAS, ATTORNEY AT LAW, 5045 NORTH HARLEM AVENUE CHICAGO ILLINOIS

MAIL TO:

Same →  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Toney & Gianna Howell  
17120 Cornell Ave  
South Holland IL 60473

# UNOFFICIAL COPY

LOT 16 IN HUGUELET'S 3RD ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF LOTS 2 AND 3 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THE THORN CREEK AND OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, IN SAID TOWNSHIP LYING NORTH OF THORN CREEK (EXCEPT THE WEST 881 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1895 AS DOCUMENT 2223779, IN COOK COUNTY, ILLINOIS

P.I.N. 29-26-206-016-0000

C/K/A 17120 CORNELL AVENUE, SOUTH HOLLAND, ILLINOIS 60473

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

Property of Cook County Clerk's Office

# 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: **IRL Investments LLC**  
Mailing Address: **1815 S Main St., Lombard, IL 60148**  
Telephone No.: **773-656-1540**  
Attorney or Agent: **Anthony Dem...**  
Telephone No.: **773-879-4666**  
Property Address: **17120 Cornell**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-26-206-016-0000**  
Water Account Number: **0380016006**  
Date of Issuance: **6/21/2021**

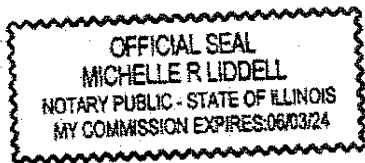
State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on June 21 2021 by

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

VILLAGE OF SOUTH HOLLAND

By: Maileg Phin...  
Deputy Village Clerk or Representative



[SEAL]

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