

UNOFFICIAL COPY

GIT

41063353 & YI
WARRANTY DEED

ILLINOIS

Doc# 2123110240 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/19/2021 02:52 PM Pg: 1 of 3

Dec ID 20210501627699
ST/CO Stamp 1-431-799-056 ST Tax \$45.00 CO Tax \$22.50

Mall recorded document to:
~~Martoris Fortner~~ Lion Gate
~~Fortner Law Office~~ 2005 Fairview
~~PO Box 1445~~ South Holland, IL
~~Frankfort, IL 60423~~ 60473

Send tax bills to:
Lion Gate Construction LLC
2005 Fairview Lane
South Holland, IL 60473

THE GRANTOR(s), Susan A. Clarke and Glenn A. Schrock, married to each other, of the City of Riverton, County of Fremont, State of Wyoming, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Lion Gate Construction LLC, an Illinois Limited Liability Company, of 16901 Dixie Highway, Hazel Crest, IL 60429, Grantee(s), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Legal Description on Page 2, or attached hereto, and made a part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold said premises forever.

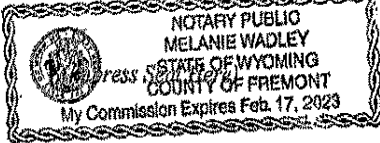
Permanent Real Estate Index Number(s): 29-23-200-020-0000
Property Address: 16200 Prince Dr., South Holland, IL 60473

The date of this deed of conveyance is May 11, 2021.

Susan A. Clarke
Susan A. Clarke

Glenn A. Schrock
Glenn A. Schrock

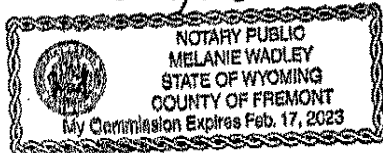
State of Wyoming, County of Fremont ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan A. Clarke and Glenn A. Schrock, married to each other, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal May 11, 2021

Melanie Wadley
Notary Public

(My Commission Expires Feb 17, 2023)



REAL ESTATE TRANSFER TAX		08-Jun-2021
COUNTY:		22.50
ILLINOIS:		45.00
TOTAL:		67.50

29-23-200-020-0000 | 20210501627699 | 1-431-799-056

This instrument was prepared by:
Greenberg & Slinkovits, LLC, 18141 Dixie Highway - Suite 111, Homewood, IL 60430

UNOFFICIAL COPY

EXHIBIT "A"

THAT PART OF LOT 1 IN ANKER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MARCH 20, 1894, AS DOCUMENT NO. 2011342, IN BOOK 62 OF PLATS PAGE 1, LYING SOUTH OF A LINE DRAWN 700 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, LYING NORTH OF A LINE 990.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, LYING EAST OF THE WEST 10 ACRES OF SAID LOT 1, AND LYING WEST OF A LINE DRAWN 150 FEET WEST OF AND PARALLEL WITH A LINE DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 23, AFORESAID, SAID POINT BEING 120 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, AFORESAID; AND EXTENDING THENCE IN A SOUTHERLY DIRECTION TO A POINT ON THE EAST AND WEST QUARTER LINE OF SECTION 23, AFORESAID, SAID POINT BEING 121.52 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, AFORESAID (EXCEPTING FROM SAID TRACT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 120 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 700 FEET OF SAID SECTION 23, SAID POINT BEING 115 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 700 FEET TO THE POINT OF THE BEGINNING; AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PORTION OF SAID LOT 1: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 700 FEET OF THE WEST 10 ACRES OF SAID LOT 1, SAID POINT OF BEGINNING BEING 375 FEET WEST OF THE CENTER LINE OF CALUMET EXPRESSWAY; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 700 FEET TO A POINT 265 FEET WEST OF THE CENTER LINE OF CALUMET EXPRESSWAY; THENCE SOUTHEASTERLY TO A POINT 120 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 700 FEET AND 150 FEET WEST OF THE CENTER LINE OF CALUMET EXPRESSWAY; THENCE SOUTH ALONG THE WEST LINE OF CALUMET EXPRESSWAY, A DISTANCE OF 305 FEET, THENCE NORTHWESTERLY 159.66 FEET TO A POINT WHICH IS 165 FEET WEST OF THE CENTER LINE OF CALUMET EXPRESSWAY; THENCE NORTHWESTERLY TO A POINT 66 FEET SOUTH AND 110 FEET EAST OF THE POINT OF BEGINNING, THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.)

Property address: 16200 Prince Drive, South Holland, IL 60473
Tax Number: 29-23-200-020-0000

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: **Susan A. Clarke**
Mailing Address: **1620 Major Ave., Riverton, WY 82501**
Telephone No.: **708-957-2500**
Attorney or Agent: **Stephanie Greenberg**
Telephone No.: **708-957-2500**
Property Address: **16200 Prince Dr.**
South Holland, IL 60473
Property Index Number (PIN): **29-23-200-020-0000**
Water Account Number: **N/A**
Date of Issuance: **5/14/2021**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on May 14, 2021 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.