

UNOFFICIAL COPY

Warranty Deed
1313364 141 KM

Doc# 2123517367 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2021 01:31 PM Pg: 1 of 4

Dec ID 20210801624637
ST/CO Stamp 0-261-695-248 ST Tax \$475.00 CO Tax \$237.50

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

THE GRANTORS, **WALTER L. PECKAT III**, married to Heidi Hageman,^{*} AND **CHRISTOPHER PECKAT**, ~~un~~married, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEE, **FORKAN FAMILY LLC**, of the City of Chicago, State of Illinois, the following described Real Estate situated in the City of Burr Ridge, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

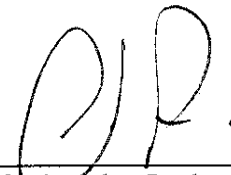
SUBJECT TO: General real estate taxes for the second installment of 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;



*This is not Homestead Property.

Permanent Real Estate Tax Number: 18-19-306-027-0000
Address of Real Estate: 109 Carriage Way Dr., Burr Ridge, IL 60527

Dated: July 28, 2021


Walter L. Peckat III


Christopher Peckat

REAL ESTATE TRANSFER TAX		13-Aug-2021
	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50
18-19-306-027-0000 20210801624637 0-261-695-248		

UNOFFICIAL COPY

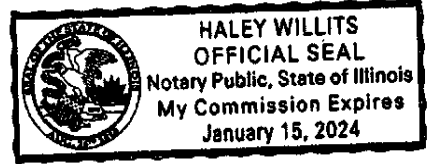
STATE OF Illinois)
)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **WALTER L. PECKAT III**, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this 28 day of July, 2021, 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 on July 28, 2021:

[Signature]
Notary Public

My Commission expires: 1/15/2024



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF Illinois)
)
COUNTY OF Kane) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **CHRISTOPHER PECKAT**, personally known to me to be the same individual, whose name is subscribed to the foregoing instrument, appeared before me this 22nd day of July, 2021, 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 on July 22nd, 2021:

Dana A. Slattery
Notary Public

My Commission expires: 1-17-2023



Prepared By:
Collins & Burton, Ltd.
1300 W. Belmont Ave., Ste. 405
Chicago, Illinois 60657

After Recording Return to:
Michael Forkan
Forkan Law
2519 N. California Ave
Chicago IL 60618

Send Subsequent Tax Bills to:
Forkan Family LLC
305 Ambriance Drive
Chicago IL 60527
Burr Ridge

UNOFFICIAL COPY

Exhibit A - Legal Description

Lot 50, Except the Easterly 10 feet running on a North South line, Carriage Way Subdivision, Being a part of the Southwest 1/4 of Section 19, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office