UNOFFICIAL COPY

741301 WARRANTY DEED

Prepared by and after Recording return to:

JOEL MILLER ATTORNEY ATLAW 820 W. THEKSON#650 CHICKSO, IL 60607



Send subsequent tax bills to:

WILSON DOWER INVESTMENT PARTNERS LLC 3324 W. NORTH AVENUE chicago, IL 60647

Citywide Title Corporation 111 W. Washington Street **Suite 1280** Chicago IL 60602

THE GRANTOR, BETTY HAMAL, not individually but as Trustee of THE HAMAL **TRUST U/A/D 5-26-1999**, of 3467 Whirlaway, Northbrook, IL 60062, for and in consideration of Ten Dollars and other good and valuable consideration, CONVEYS and WARRANTS unto the GRANTEE, WILSON DOVER INVESTMENT PARTNERS LLC, an entity organized and in good standing under the laws of the State of Illinois, of 3324 W North Ave., Chicago, IL 60647-4935, eli of the Grantor's right, title and interest in the following described Real Estate situated in the City of Chicago, Cook County, State of Illinois, to wit:

> SEE EXHIBIT A, LEGAL DESCRIPTION, ATTACHED 750 Price

1359-67 W WILSON, CHICAGO, ILLINOIS

PIN:

14-17-115-001-0000, Volume 478

14-17-115-002-0000, Volume 478

14-17-115-003-0000, Volume 478

14-17-115-027-0000, Volume 478

14-17-115-028-0000, Volume 478

Subject only to conditions, covenants and restrictions of record, leases, taxes not yet due and payable, and acts by the Grantee.

[Signatures on next page]

UNOFFICIAL COPY

Page 2

hand and seal on the 12 day of Agric 1, 2021:
By: Author Trustee of the Trust Aforesaid
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 BETTY FAMAL , Trustee of THE HAMAL TRUST U/A/D 5-26-1999 , whose name is subscribed to helforegoing instrument, appeared before methis day in person and presented driver's license or other appropriate identification and acknowledged that she signed and delivered the said instrument as her free and voluntary act as the Trustee of the Trust aforesaic , for the uses and purposes therein set forth.
Given under my hand and official seal, this 12 day of August, 2021.
Notary Public
Commission Expires: 11/16/24 "OFFICIAL SELL" MARC D SHERIAP!N NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/10/2/24

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

ALL OF LOTS 262-AND 261, IN SHERIDAN DRIVE SUBDIVISION OF THE NORTH-THREE-FOURTHS OF EAST-HALF OF NORTHWEST-QUARTER OF SECTION 17. TOWNSHIP 40 NORTH, RANGE 14; EAST OF THE THIRD PRINCIPAL MERIDIAN, -TOGETHER WITH THAT PART OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION WHICH LIES NORTH OF SOUTH 800 FEET AND EAST OF GREEN BAY - ROAD, IN COOK COUNTY, ILLINOIS

1359-67 W WILSON CHICAGO, ILLINOIS

PIN:

14-17-115-001-0000, Volume 478

14-17-115-002-0000, Volume 478

14-17-115-003-0000, Volume 478

FOOT COUNTY CLOPA'S OFFICE 14-17-115-027-0000, Volume 478

14-17-115-028-0000, Volume 478

Escrow File No.: 741301

UNOFFICIAL COPY

EXHIBIT "A"

ALL OF LOTS 262 AND 261, IN SHERIDAN DRIVE SUBDIVISION OF THE NORTH THREE-FOURTHS OF EAST HALF OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION WHICH LIES NORTH OF SOUTH 800 FEET AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK OFFICE RECORDING DIVISION 118 N. CLARK ST. ROOM 120 CMICAGO, IL 60602-1387

COCK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

CODY COUNTY CLERK OFFICE F. CORDING DIVISION 134 N. CLARK ST. KJOM 120 CHICAGO, IL 60602-1387

2127247029 Page: 5 of 6

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

24-Sep-2021



CHICAGO: 14,625.00

5,850.00

TOTAL:

20,475.00 *

14-17-115-001-0000 20210801633121

0-733-175-952

* Total does not include any applicable penalty or interest due.

2127247029 Page: 6 of 6

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

24-Sep-2021





COUNTY: 975.00 ILLINOIS: 1,950.00 TOTAL: 2,925.00

14-17-115-001-0000

20210801633121

3121 0-878-796-944