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Doc#. 2135449168 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/20/2021 03:33 PM Pg: 1 of 2

Dec ID 20211101633636

ST/CO Stamp 0-280-218-256 ST Tax \$482.50 CO Tax \$241.25

21/39937 1/2 Old Republic Title 9601 Southwest Highway Oek L: wn, IL 60453

WARRANTY DEED

Corporation to Individual

This agreement, made this 8th day of November, 2021, by and between

S&P Restoration, Inc., a Illinois corporation (Grantor) a corporation 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, party of the first part, and Yanhua Zhang (Grantee) party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, REIEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOT 7 IN TOWN AND COUNTRY SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE 20 ACRES IN A SQUARE FORM (EXCLPT THE SOUTH HALF) OUT OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly Known As: 8941 South 87th Avenue, Hickory Hills, Illinois 60457

PIN: 23-02-106-012-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

S&P Restoration, Inc., by Stanislaw Mietus, Its President with Authority to Sign

STATE OF ILLINO'S)
COUNTY OF COOK)

23-02-106-012-0000 [20211101633636 | 0-280-218-256

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STANISLAW MIETUS, personally known to me to be the President of S&P Restoration, Inc., an Illinois Corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such President he signed, sealed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his 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 8th day of November, 2021

My Commission Expires
January 09, 2022

STANISLAW J. SKUPIEN OFFICIAL SEAL

Notery Public, State of Illinois

Commission expires <u>Jan. 9</u>, 20<u>22</u>

NOTÁRY

MAIL TO SEND SUBSEQUENT TAX BILLS TO:

Yanhua Zhang

8941 S 87th Ave

Hickory Hills, IL 60457

Prepared by:

Stanislaw J. Skupien
LAW OFFICE OF STANISLAW J. SKUPIEN, P.C.
10550 South Roberts Road
Palos Hills, Illinois 60465