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ADJ-5612 *AM*

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WFML, PC
5113 S Harper Ave, Suite 2C
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Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2021 09:26 AM Pg: 1 of 3

Dec ID 20211201669613
ST/CO Stamp 1-813-539-472 ST Tax \$206.00 CO Tax \$103.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of this 10th day of December, 2021 by **DLC PROPERTIES, INC.**, an Illinois Corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business, ("Grantor"), to **GEORGE BEATON, JR.**, ("Grantee(s)"), as single


WITNESSETH:


THAT Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

SUBJECT TO: Covenants, conditions and use or occupancy restrictions of record; building lines, ordinances, public and utility easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; party wall right and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if any; and general real estate taxes not due and payable at the time of Closing.

GRANTOR releases and waives all rights in said real estate that it may have under the homestead exemption laws of Illinois.

PERMANENT REAL ESTATE INDEX NUMBER(S) 29-12-109-055-0000
PROPERTY ADDRESS: 336 Prairie Ave, Calumet City, IL 60409

REAL ESTATE TRANSFER TAX
62982 *12/21/21*

Calumet City • City of Homes \$ *824*

REAL ESTATE TRANSFER TAX
62981 *12/21/21*

Calumet City • City of Homes \$ *824*

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

GRANTORS:

DLC PROPERTIES, INC.
An Illinois Corporation



By: DAVID L. CANNON
Its: President

STATE OF Illinois

COUNTY OF Cook

I, Sharon Kandel, a notary public in and for said jurisdiction aforesaid, do hereby certify that David L. Cannon personally known to me to be President of DLC Properties, Inc. ("Grantor"), and 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 as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the sole member and the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of Dec., 2021.

NOTARY PUBLIC

My Commission expires 9-3-2025

MAIL DEED TO:

George Beaton JR
336 Prairie Ave
Channahon City IL 60409

MAIL TAX BILLS TO:

George Beaton JR
336 Prairie Ave
Channahon City 60409

REAL ESTATE TRANSFER TAX

17-Dec-2021



COUNTY: 103.00
ILLINOIS: 206.00
TOTAL: 309.00

29-12-108-055-0000

202112016e9813 | 1-813-539-472

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EXHIBIT A - LEGAL DESCRIPTION

LOT 10 (EXCEPT THE NORTH 11.00 FEET THEREOF) AND LOT 11 (EXCEPT THE SOUTH 1.00 FOOT THEREOF) IN BLOCK 6 IN CALUMET SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office