



Doc# 2200315013 Fee \$88.00

After recording return to:
Pearl Law Offices, LLC
9391 Olde Eight Road
Northfield, OH 44067
File No. FS210853433

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2022 10:49 AM PG: 1 OF 4

Name & Address of Taxpayer:
Teddy Young
16441 S. Prairie Ave
South Holland, IL 60473

This document prepared by:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 29-22-112-024-0000

WARRANTY DEED

THIS INDENTURE made and entered into on this 5th day of October, 2021, by and between **Jeanette McColler, an unmarried person**, of 16441 S. Prairie Ave, South Holland, IL 60473 hereinafter referred to as Grantor(s) and **Teddy Young, an unmarried person**, of 16441 S. Prairie Ave, South Holland, IL 60473, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

REAL ESTATE TRANSFER TAX

03-Jan-2022



COUNTY:	80.00
ILLINOIS:	160.00
TOTAL:	240.00

29-22-112-024-0000

| 20211001602904. | 1-677-198-992

UNOFFICIAL COPY

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 5th day of 10, 2021.

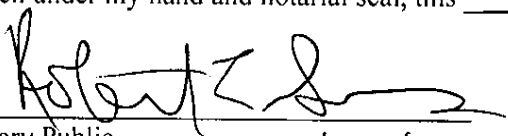


Jeanette McColler

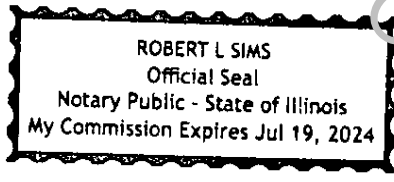
STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County in the State aforesaid, DO HEREBY CERTIFY THAT Jeanette McColler, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5 day of 10, 2021



Notary Public
My commission expires: 7-19-24



No title exam performed by the preparer. Legal description and party's names provided by the party.

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Situated in the County of Cook in the State of Illinois, to wit:

Lot 129 in First Addition to Lamplighter, being a subdivision of part of the Southwest 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4, all in Section 22, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same which Joseph R. Pigato by Deed Dated September 30, 2014 and recorded October 21, 2014 in the County of Cook, State of IL in 1429422021 conveyed unto Jeanette McColler.

Parcel ID Number: 29221120240000

Property Commonly Known As: 16441 S. Prairie Ave, South Holland, IL 60473

Property of Cook County Clerk's Office

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: **Jeanette McColler**
Mailing Address: **16441 Prairie, South Holland, IL 60473**
Telephone No.: **216-260-1509**
Attorney or Agent: **Heide Crowther**
Telephone No.: **216-260-1509**
Property Address: **16441 Prairie
South Holland, IL 60473**
Property Index Number (PIN): **29-22-112-024-0000**
Water Account Number: **0220070003**
Date of Issuance: **9/30/2021**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on September 30, 2021 by

Michelle R Liddell
Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND
By: *Marilyn Johnson*
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.