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WARRANTY DEED Corporation to Individual

Doc#: 2201112291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2022 11:00 AM Pg: 1 of 2

Dec ID 20211201686437
ST/CO Stamp 1-398-307-472 ST Tax \$105.00 CO Tax \$52.50

This agreement, made this 26th October 2021, between Adams Vacant Property Rehab Corporation, 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


Paulette Roselli

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, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

PRAIRIE TITLE
3321 W. NORTH AVE.
OAK PARK, IL 60302

LOT 24 IN BLOCK 62 IN VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1951 AS DOCUMENT 15139014, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 232 Miami St., Park Forest, IL 60466

PIN: 31-35-415-037-0000

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 and subsequent years.

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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, tide, 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.

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, and attest by its Secretary, the day and year first above written.

[Signature]
Adams Vacant Property Rehab Corporation

By: Arthur C Adams
Its President

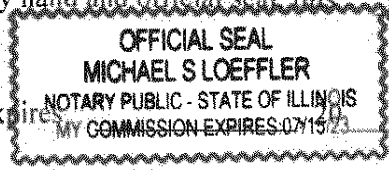
Attest: Arthur C Adams
Its Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

2021112291 525doll's 00cts

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that , Arthur C. Adams, personally known to me to be the President of Adams Vacant Property Rehab Corporation, an Illinois Corporation, and Arthur C. Adams, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 7th day of November, 20 21



Commission expires

[Signature]
NOTARY PUBLIC

This instrument prepared by: Michael Loeffler, Loeffler Law Group, 1363 Shermer Rd, Suite 320, Northbrook, IL 60062

MAIL TO:
Paullette Roshell
232 Miami St
Park Forest, IL 60466

SEND SUBSEQUENT TAX BILLS TO:
Paullette Roshell
232 Miami St.
Park Forest IL 60466

ILL ESTATE TRANSFER TAX	30-Dec-2021
COUNTY:	52.50
ILLINOIS:	105.00
TOTAL:	157.50
31-35-415-037-0000	20211201686437 1-398-307-472