

UNOFFICIAL COPY

16222375

**Warranty Deed
Statutory (ILLINOIS)**

Doc#: 2202013113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2022 01:22 PM Pg: 1 of 2

Dec ID 20220101694155
ST/CO Stamp 1-407-979-152 ST Tax \$170.00 CO Tax \$85.00

Above Space for Recorder's Use Only

THE GRANTOR Semmler Development Incorporated, an Illinois 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 for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the directors of said corporation, **CONVEYS** and **WARRANTS** to Pamela McGrath a single person of 8818 S. Keeler Hometown IL 60456 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 868 in J. E. Merrion and Company's Hometown Unit No. 2, a Subdivision of that part of the North East Quarter of Section 3, lying North of the Right-of-Way of the Wabash Railroad, and part of the East Half of the North West Quarter of said Section 3, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): 24-03-216-053-0000
Address(es) of Real Estate: 8818 S. Keeler Ave, Hometown, IL 60456

USI

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, Brian Semmler, and attested by its Secretary, Brian Semmler, this 12th day of January, 2022.

Impress
Corporate Seal
Here

Semmler Development Incorporated, an Illinois Corporation

By: [Signature]
Brian Semmler, President

Attest: [Signature]
Brian Semmler, Secretary

REAL ESTATE TRANSFER TAX

14-Jan-2022



COUNTY: 85.00
ILLINOIS: 170.00
TOTAL: 255.00

24-03-216-053-0000

| 20220101694155 | 1-407-979-152

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State of ILLINOIS, County of COOK ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Semmler personally known to me to be the President of the corporation, and Brian Semmler 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 the corporation to be affixed thereto pursuant to authority given by the directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of January, 2022



[Signature]
NOTARY PUBLIC
Commission expires 3/27/23

This instrument was prepared by: Tom Dalton Dalton & Dalton, P.C. 6930 W. 79th Street, Burbank, IL 60459

MAIL TO:
Pamela McGrath
8818 S. Keeler Ave
Hometown, IL 60456

SEND SUBSEQUENT TAX BILLS TO:
Pamela McGrath
8818 S. Keeler Ave
Hometown, IL 60456

OR Recorder's Office Box No. _____

Proprietary of Cook County Clerk's Office