

UNOFFICIAL COPY

410687 05 G 1/2
**SPECIAL
WARRANTY
DEED**

Doc#: 2208028484 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 04:15 PM Pg: 1 of 3

Mail to:

GIT

Dec ID 20220201632983
ST/CO Stamp 0-779-752-848 ST Tax \$650.50 CO Tax \$325.25

FOREST MILES

180 N LASALLE STREET

#2300

CHICAGO, IL 60601

Name and Address of Taxpayer:

Christian and Halina Sheffield
1411 Notting Hill Dr.
Lemont, Illinois 60439

*grantees
address*



THIS INDENTURE, made this ^{14th} day of **March, 2022**, between **GRANTOR, Notting Hill, LLC**, an Illinois limited liability company, of 1536 128th St., Lemont, Illinois 60439, 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 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said company, which is hereby acknowledged, by these presents does **GRANTOR**, **BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY** unto the **GRANTEE, Christian Sheffield and Halina Sheffield, married to each other, as tenants by the entirety**, all interest in the following described Real Estate on the attached **Exhibit A** situated in the County of **Cook**, in the State of Illinois, to wit:

PERMANENT INDEX NUMBER: Part of 22-32-201-010-0000
Affects underlying land and property

COMMONLY KNOWN AS: 1411 Notting Hill Dr., Lemont, Illinois 60439

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

SUBJECT TO: General real estate taxes not yet due or payable; special assessments confirmed after this closing date; building, building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		09-Mar-2022
	COUNTY:	325.25
	ILLINOIS:	650.50
	TOTAL:	975.75
22-32-201-010-0000		20220201632983 0-779-752-848

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Manager this 4th day of March, 2022.

Notting Hill, LLC
an Illinois limited liability company

By: **Teton Development LLC,**
an Illinois limited liability company
Its: **Manager**

By: Robert Williams
Robert Williams
Its: **Authorized Signatory**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert Williams**, personally known to me to be **Authorized Signatory** of **Teton Development LLC**, an Illinois limited liability company, 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 **Authorized Signatory**, he signed and delivered the said instrument, as his free and voluntary act, and as the 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 4th day of March, 2022.

Amber Seilheimer
Notary Public



COUNTY/STATE TRANSFER STAMP

MUNICIPAL TRANSFER STAMP

This instrument was prepared by:
Eric Prechtel
Rosanova & Whitaker Ltd.
127 Aurora Avenue
Naperville Illinois 60540

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 10 IN THE FINAL PLAT & P.U.D. OF NOTTING HILL DEVELOPMENT BEING A SUBDIVISION IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 8, 2021 AS DOCUMENT NO. 2106722041, IN COOK COUNTY, ILLINOIS.

PIN# 22-32-201-010-0000 (underlying)

Commonly known as: 1411 Notting Hill Dr., Lemont, Illinois 60439

Property of Cook County Clerk's Office