

UNOFFICIAL COPY

Greater Illinois Title Co.
120 North LaSalle St., #900
Chicago, IL 60602

Doc#. 2208717049 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/28/2022 11:00 AM Pg: 1 of 5

GIT File #: 41068888

(1/2)

Dec ID 20220301645071
ST/CO Stamp 1-150-750-096 ST Tax \$126.00 CO Tax \$63.00

RECORDING COVER SHEET

Cook County Recorder

TYPE OF DOCUMENT: Special Warranty Deed

Re.:

LOT 12 IN SAUK TRAIL MANOR, BEING A SUBDIVISION OF LOT 5 (EXCEPT THE SOUTH 886 FEET THEREOF) IN CIRCUIT COURT PARTITION OF THE NORTHEAST 1/4 OF SECTION 32, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, (EXCEPT RAILROAD PROPERTY) IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 3206 Miller Ave, South Chicago Heights, IL 60411
Tax Number: 32-32-219-012-0000

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SPECIAL WARRANTY DEED
ILLINOIS SATUTORY

41068888 (1/2)

The GRANTOR, **DG ENTERPRISES, LLC - EAST, LLC**, City of New Lenox State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) To **CARLEE E. EDMONDSON, a woman NOT Married** of the City of Crete Will County State of ILLINOIS, all interest, rights and title in the following described Real Estate Situated in the County of **COOK** in the State of Illinois, to Wit:
3206 Miller Avenue in South Chicago Heights, IL 60411
Legal Description: See the legal description attached hereto
Permanent index number 32-32-219-012-0000, VOL. 20.
To have and to hold forever

THE GRANTOR undersigned, hereby NOTICES THAT THIS IS A NON-HOMESTEAD PROPERTY as it relates to the Homestead Exemption Laws of the State of Illinois.

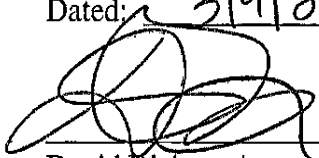
Subject to general real estate taxes for the year 2021 and thereafter subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

With warranties and covenants of title that are limited to only the acts of the grantor or that result from the acts of the grantor

Address of Real Estate Commonly known



**3206 Miller Avenue
South Chicago Heights, IL 60411**

Dated: 3/9/22, 2022



David Blair as Agent and manager for
DG ENTERPRISES, LLC - EAST, LLC

Notary Page(s) to follow

REAL ESTATE TRANSFER TAX		16-Mar-2022
	COUNTY:	63.00
	ILLINOIS:	126.00
	TOTAL:	189.00
32-32-219-012-0000	20220301645071	1-150-750-096

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State of Illinois)
)
 County of Will) SS.

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

Given under my hand and official seal, this 9th day of March in the year 2022.



Lynda Balaja (Notary Public)

My Commission Expires: 11/19/24

Prepared by:
 W.D. Andersen
 2409 Courtyard Circle #6
 Aurora IL 60506

Mail To:
MR. JONATHAN E. WOMACK
1395-B MAIN STREET, SUITE C
CRETE, IL 60417
 Name and Address of Taxpayer:
 CARLEE E. EDMONDSON
 3206 Miller Avenue
 South Chicago Heights, IL 60411

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Property of Cook County Clerk's Office

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Village of South Chicago Heights TRANSFER CERTIFICATE

CERTIFICATE NO.# 161 DATE ISSUED: 03 / 09 / 2022

Property Address: 3206 Miller, South Chicago Heights, Illinois, 60411

Property Index Number: 32-32-219-012-0000

Single family residence Condo, Townhouse Two Unit Vacant Other
 Multi-unit (No. of units) *Commercial *Mixed use (commercial & residential)

Seller's Name: DG Enterprises LLC

Buyer's Name: Carlee Edmonson

A transfer certificate shall be issued by the Building Department after an inspection of the premises discloses that the premises are in compliance with the village building code, housing code, plumbing code, electrical code and all other village chapters relating to building construction and maintenance. Compliance with the provisions of said codes and chapters shall be met if the provisions of the respective codes in effect at the time of the inspection are met, or if the provisions of the codes in effect at the time the permit was issued for the particular construction or installation were met. In addition to all other requirements provided herein, the final water bill must be paid prior to issuance of said transfer certificate.

A transfer certificate indicates that so far as can be reasonably determined by a visual inspection of the premises and a review of village records and chapters, the premises meet the requirements of the codes. Neither the village nor the building department assumes any liability in the inspection or the issuance of a transfer certificate and by the issuance of a transfer certificate does not guarantee or warrant the condition of the premises inspected.

Nicolise Sanchez

BUILDING DIRECTOR

ATTEST:

Anthony...

VILLAGE CLERK

