

# UNOFFICIAL COPY

## WARRANTY D E E D

This agreement, made this 17th day of May, 2022, between Andrew's Home Design & Renovation Inc. of , Illinois, 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 Maya A. James and Shirley Thompson-James a BOTH SINGLE of, Illinois

Doc#: 2213907205 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/19/2022 09:49 AM Pg: 1 of 3

Dec ID 20220501615975  
ST/CO Stamp 0-284-139-408 ST Tax \$367.00 CO Tax \$183.50

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS P.O.  
SUITE 365  
PARK RIDGE, IL 60088

2231877 30F4

(ABOVE SPACE FOR RECORDER'S USE ONLY)

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 their heirs and assigns, FOREVER, as, all the following described real estate, situated and described as follows, to wit:

### SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

COMMONLY KNOWN AS: 1821 S. 21st Ave., Maywood, IL 60153

PROPERTY INDEX NO.: 15-15-304-005-0000

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 2022 and subsequent years.

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.

Andrew's Home Design & Renovation Inc.

By: [Signature]  
Its President

Real Estate Transfer Tax Paid

1468.00  
Dana W. Wier 5/17/2022  
VILLAGE OF MAYWOOD

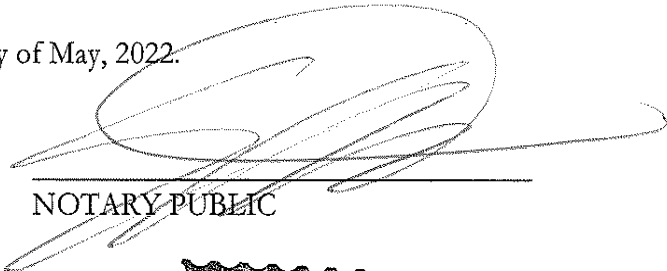
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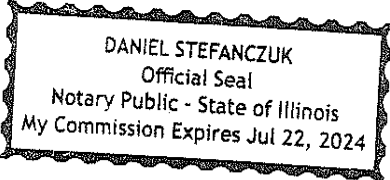
STATE OF ILLINOIS     )  
  )   SS  
COUNTY OF COOK     )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrzej Opacian, personally known to me to be the President of Andrew's Home Design & Renovation Inc., an Illinois Corporation, 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 severally acknowledged that as such President, he 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 17th day of May, 2022.

Commission expires July 22, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument prepared by: , of Whitacre & Stefanczuk LTD., 900 Jorie Blvd. Suite 200 Oak Brook IL 60523

MAIL TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
MAYA JAMES  
1821 S. 21ST AVE  
MAYWOOD, IL 60153

Recorder's Office Box No. \_\_\_\_\_

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American Land Title Association

File Number : 2231877  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

## EXHIBIT A

**Legal:**

THE NORTH 40 FEET OF LOT 35 THIRD ADDITION TO BROADVIEW ESTATE, IN THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 1821 S. 21st Ave., Maywood, IL 60153

PIN #: 15-15-304-005-0000

PIN #:

PIN #:

Township: Proviso

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance( issued by Chicago Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).*

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