

# UNOFFICIAL COPY

**WARRANTY DEED**  
**Illinois Statutory**  
**Individual to LLC**

Doc#: 2220104006 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2022 08:44 AM Pg: 1 of 1

Dec ID 20220701679130  
ST/CO Stamp 1-127-937-104 ST Tax \$40.00 CO Tax \$20.00

THE GRANTOR, PAULA J. FREZZA, a widow and not since remarried, of the Village of Thornton, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) CONVEY and WARRANT to HAPPY HOMES ENTERPRISES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois, of 18215 Springfield Avenue, Homewood, IL 60430, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

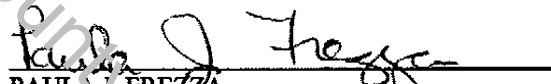
LOT 9 IN BLOCK 10 IN THE VILLAGE OF THORNTON, IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT IS SUBJECT TO: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

PERMANENT INDEX TAX NO. 29-34-112-004 0000  
PROPERTY ADDRESS: 209 North Hunter Street, Thornton, IL 60476

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 14<sup>th</sup> day of July, 2022.

  
PAULA J. FREZZA

STATE OF INDIANA, COUNTY OF LAKE SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAULA J. FREZZA, a widow and not since remarried, 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 she signed, sealed and delivered the said instrument, as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of July, 2022.

Commission expires



  
NOTARY PUBLIC

FIDELITY NATIONAL TITLE  
CH22017120

REAL ESTATE TRANSFER TAX		18-Jul-2022
COUNTY:		20.00
ILLINOIS:		40.00
TOTAL:		60.00
29-34-112-004-0000   20220701679130   1-127-937-104		

THIS INSTRUMENT WAS PREPARED BY: CHARLES T. RYAN, 18141 Dixie Highway, Suite 115, Homewood, IL 60430  
SEND TAX BILLS TO: HAPPY HOMES ENTERPRISES INC., 18215 Springfield Avenue, Homewood, IL 60430  
MAIL TO: ZOHAIB ALLI, ZARA LAW GROUP, 6825 Hobson Valley Drive, Suite 102, Woodridge, IL 60517