

UNOFFICIAL COPY

226SC774041 WJ 1/2
WARRANTY DEED

a Corporation to Individual

Doc#: 2221512036 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/03/2022 06:15 AM Pg: 1 of 2

Dec ID 20220201630982

ST/CO Stamp 0-035-914-320 ST Tax \$275.00 CO Tax \$137.50

This agreement, made this 29th day of July 2022, between Windy City Home Solutions, LLC a Limited Liability Company 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 CLIFTON BRANCH

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 Company, by these presents does **REMISE, RELEASE, AND CONVEY AND WARRANT** unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOT 49 IN RICHTON CROSSING UNIT NUMBER 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4532 Farmington Avenue, Richton Park, IL 60471

PIN: 31-34-104-009-0000

THIS IS NOT HOMESTEAD PROPERTY


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 2019 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

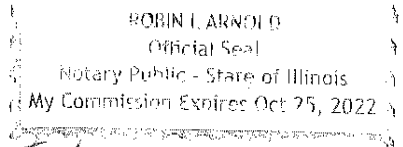
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Windy City Home Solutions, LLC _____

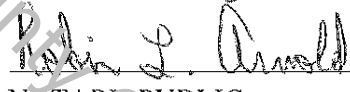
By: 
Francis Rusnak, its duly authorized representative

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 , Francis Rusnak, personally known to me to be the duly authorized representative of, Windy City Home Solutions, LLC, a 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 representative, he/she signed this instrument as his/her free and voluntary act.



Given under my hand and official seal, this 29th day of July, 2022

Commission expires Oct. 25, 2022, 
NOTARY PUBLIC

This instrument prepared by :Castle Law , Gary Davidson, 2 N. 129th Infantry Drive, Joliet, IL 60435

MAIL TO:
Attorney Kathleen Cunnigham
19201 S LaGrange Road
Suite 205
Mokena, IL 60448

SEND SUBSEQUENT TAX BILLS TO:
~~Clifton D. Branch~~
4532 Farmington Avenue
Richton Park, IL 60471

