

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 2225606017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2022 06:12 AM Pg: 1 of 3

Dec ID 20220901630964
ST/CO Stamp 0-186-186-320 ST Tax \$984.00 CO Tax \$492.00

The GRANTOR,
**FLAHERTY BUILDERS
INCORPORATED**, a corporation
created and existing under and by
virtue of the laws of the State of
Illinois, for and in consideration of the
sum of TEN & 00/100 (\$10.00)
DOLLARS and other good and
valuable considerations in hand paid,
and pursuant to the authority given by
the Board of Directors of said
corporation,

(The Above Space For Recorder's Use Only)

CONVEYS and WARRANTS to Louis J. Cassara, not individually but as Trustee of the LOUIS J. CASSARA TRUST dated June 15, 1989, as amended and restated on April 6, 2018, and any amendments thereto, or his successors in interest, and Sandra L. Bramanti, not individually but as Trustee of the SANDRA L. VALENTINO TRUST dated March 29, 2017, as amended on June 29, 2021, and any amendments thereto, or her successors in interest, GRANTEE, of 3323 Empress Drive, Naperville, IL 60564 not as joint tenants or tenants by the entirety but as Tenants in Common, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 15 IN DEER HAVEN ESTATES PHASE II, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED APRIL 23, 2015 AS DOCUMENT 1511316040, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises forever not as tenants by the entirety and not as joint tenants but as Tenants in Common.

Permanent Real Estate Index Number: 27-08-105-027-0000

Address of Real Estate: 11040 Deer Haven Lane
Orland Park, IL 60467

283
22NW22000919CS
Chicago Title Ins. Co.

SUBJECT TO: General real estate taxes not yet due and payable; public and utility easements; building lines; zoning and building laws and ordinances; public utility, village and drainage easements and provisions per Plat of Subdivision for Deer Haven Estates Phase II recorded April 23, 2015 as Document 1511316040; terms and conditions contained in Annexation Agreement dated June 2, 2014 and recorded June 19, 2014 as Document 1417022104, and Annexation Ordinance and Plat Document 1516344014; covenants and restrictions contained in the Declaration of Covenants, Restrictions and Equitable Servitudes of Deer Haven Estates II recorded October 7, 2015 as Document 1528013064.

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(INCORPORATED BY REFERENCE AND MADE A PART OF THE WARRANTY DEED DATED SEPTEMBER 9, 2022 NAMING FLAHERTY BUILDERS INCORPORATED AS GRANTOR AND LOUIS J. CASSARA TRUST AND SANDRA L. VALENTINO AS GRANTEE AND INVOLVING THE PROPERTY COMMONLY REFERRED TO AS LOT 15, IN DEER HAVEN TRUST ESTATES PHASE II)

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 9th day of September, 2022.

FLAHERTY BUILDERS INCORPORATED

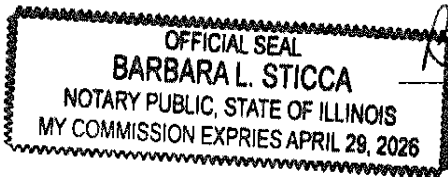
By: *Michael G. Flaherty*
Michael G. Flaherty, President

Attest: *John P. Flaherty*
John P. Flaherty, Secretary

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael G. Flaherty, personally known to me to be the President of FLAHERTY BUILDERS INCORPORATED, an Illinois corporation, and John P. Flaherty, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed 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 as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9th day of September, 2022.



Barbara L. Sticca
Notary Public

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(INCORPORATED BY REFERENCE AND MADE A PART OF THE WARRANTY DEED DATED SEPTEMBER 9, 2022, NAMING FLAHERTY BUILDERS INCORPORATED AS GRANTOR, LOUIS J. CASSARA TRUST DATED JUNE 15, 1989 AND SANDRA L. VALENTINO TRUST DATED MARCH 29, 2017 AS GRANTEE AND INVOLVING THE PROPERTY COMMONLY REFERRED TO AS LOT 15 IN DEER HAVEN ESTATES PHASE II)

This Instrument Was Prepared By:

William M. Brennan
Goldstine Skrodzki Russian Nemecek and
Hoff, Ltd.
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527
Phone: 630-655-6000

After Recording, Please Mail To:

John Simpson
Simpson Dattilo
3416 Harlem Avenue
Riverside, IL 60456

Please Mail Tax Bill To:

Louis J. Cassara Trust
Sandra L. Valentino Trust
11040 Deer Haven Lane
Orland Park, Illinois 60467