### **UNOFFICIAL COPY**

PT22-858301/2 WARRANTY DEED

This document I have

This document was prepared by: Jeffrey M. Galkin Levin Ginsburg 180 N. LaSalle Street, Suite 3200 Chicago, IL 60601

Send subsequent tax bills to:

Shenelle A. Carey 14125 Calum at Avenue Dolton, IL 60416 Doc#. 2226541096 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/22/2022 11:28 AM Pg: 1 of 3

Dec ID 20220801622742

ST/CO Stamp 0-243-276-368 ST Tax \$146.00 CO Tax \$73.00

(The Above Space for Recorders Use Only)

THE GRANTOR, BMK PROPERTIES LLC – 14125 CALUMET AVENUE, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, SHENELLE A. CARLY, an unmarried woman, the following described real estate, situated in the Village of Dolton, County of Cook, and the State of Illinois, known and described as follows, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 29-03-112-027-0000

COMMONLY KNOWN AS: 14125 Calumet Avenue, Dolton, IL 50419

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor(s), either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantee; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) general taxes for 2022 second installment and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

This is not homestead property.

DATED this 15 day of Agust, 2022.

[SIGNATURE PAGE TO FOLLOW]

## **UNOFFICIAL COPY**

BMR PROPERTIES LLC - 14125 CALUMET AVENUE,

an Illinois limited liability company

Matthew Malinowski, its Manager

STATE OF LUNOIS

) SS.

COUNTY OF COCK

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that MATTHEW MALINOWSKI, as Manager of BMR Properties LLC - 14125 Calumet Avenue, an Illinois limited liability company, is 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 that he signed and delivered the said instrument as his own free and voluntary for and as the act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this

My Commission Expires: 10-15-42

After recording mail to:

SHONELLEY CAR

OFFICIAL SEAL DAPHNEY A. HILSON NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES OCT. 15, 2022

VILLAGE OF DOLTON

2226541096 Page: 3 of 3

# **UNOFFICIAL COPY**

### EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 58 IN BLOCK 1 IN TENINGA AND COMPANY'S FOURTH IVANHOE MANOR, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-03-112-027-0000

N.

KNOWN

OP COOP COUNTY CIEPTS

OFFICE COMMONLY KNOWN AS: 14125 Calumet Avenue, Dolton, IL 60419