

UNOFFICIAL COPY

WARRANTY DEED CORPORATION TO INDIVIDUAL(S)

Doc#: 2226501197 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2022 04:03 PM Pg: 1 of 5

ILLINOIS

Dec ID 20220901645657
ST/CO Stamp 0-750-114-384

FIDELITY NATIONAL TITLE
OC22024602A

Above Space for Recorder's Use Only

THIS AGREEMENT between John Pace Builders, Inc. 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 (Name and Address of Grantee-s) Marianne Flanagan, divorced and not since remarried of 13521 S. Lockwood, Crestwood, Illinois, 60418 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

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, title, 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Marianne Flanagan and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for 2003 and subsequent years; Covenants, conditions and restrictions of record, if any;

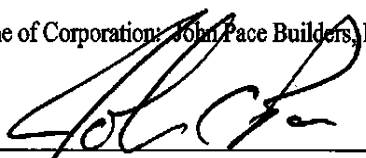
Permanent Real Estate Index Number(s): 28-04-117-029-1036

Address(es) of Real Estate: 13521 S. Lockwood, Crestwood, Illinois 60418

The date of this deed of conveyance is dated this 23rd Day of May, 2003.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed and has caused its name to be signed these presents by its Corporate President on the date stated herein.

Name of Corporation: John Pace Builders, Inc.


By: John C. Pace, Corporate President

UNOFFICIAL COPY

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John C. Pace personally known to me to be the Corporate President of John Pace Builders, Inc., 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 severally acknowledged that as such John C. Pace President, has 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 and deed of said corporation, for the uses and purposes therein set forth.

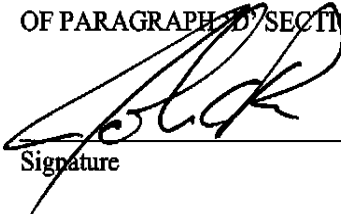
Given under my hand and official seal dated this 20th day of September, 2022.





Notary Public

HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF PARAGRAPH 27 SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT



Signature

09/20/2022

Date

PROFESSIONAL CLERK'S OFFICE
Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

For the premises commonly known as: 13521 S. Lockwood
Crestwood, Illinois 60418

Legal Description:

UNIT NUMBER 17-13521 IN THE CRYSTAL CREST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN PORTIONS OF CRYSTAL CREST TOWNHOME UNITS BEING A PART OF A PLANNED UNIT DEVELOPMENT IN THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00682981 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.



This instrument was prepared by:
John Pace Builders, Inc.
5547 W. 127th Street
Crestwood, Illinois 60418

Send subsequent tax bills to:
Marianne Flanagan
13521 S. Lockwood
Crestwood, Illinois 60418

Mail recorded document to:
Marianne Flanagan
13521 S. Lockwood
Crestwood, Illinois 60418

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Sep-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
28-04-117-029-1036	20220901645057	0-750-114-384

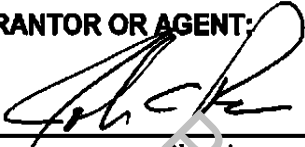
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

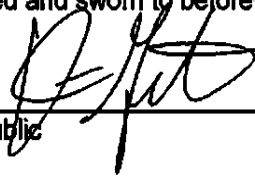
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:


Signature
JOHN C. PACE
Print Name



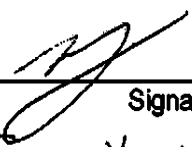
Subscribed and sworn to before me this 20th of September, 2022.


Notary Public

The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

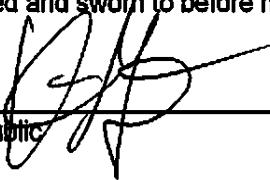
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:


Signature
Timothy Vonglehn
Print Name



Subscribed and sworn to before me this 20th of September, 2022.


Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]