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Doc#: 2230613177 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2022 10:48 AM Pg: 1 of 3

Dec ID 20221001679908
ST/CO Stamp 1-472-121-168 ST Tax \$355.00 CO Tax \$177.50

768234 @ 3

WARRANTY DEED (Illinois)

THIS DEED is made as of the 19 day of
October 2022, by and between

LKJ INVESTMENTS INC
("Grantor," whether one or more),

and

A.
MARK WARE AND SHARON E WARE,
HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to 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:

LOTS 305, 306, AND 307 IN ELMORE'S POTTOWATOMIE HILLS SUBDIVISION OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 17319 LOWELL AVE, HAZEL CREST, IL 60429

PARCEL INDEX NUMBER (PIN): 28-25-324-005-0000 & 28-25-324-004-0000 &
28-25-324-016-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 encumbered 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: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

Citywide Title Corporation
111 W. Washington Street
Suite 1200
Chicago IL 60602

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 19th day of October, 2022.

Kurt Weinrich, Jr.

LKJ INVESTMENTS INC. by KURT WEINRICH, JR

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

MARK WARE

17319 LOWELL AVE, HAZEL CREST, IL 60429

SEND SUBSEQUENT TAX BILLS TO:

MARK WARE

17319 LOWELL AVE, HAZEL CREST, IL 60429

OR

RECORDER'S OFFICE BOX NO. _____

STATE OF Virginia)

COUNTY OF Loudoun) SS

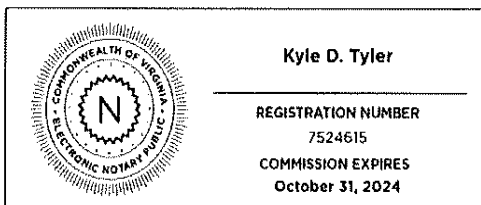
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that KURT WEINRICH, JR is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of October, 2022.

Notary Public

Kyle D. Tyler

My Commission Expires: 10/31/2024



Notarized online using audio-video communication

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File No: 768234

EXHIBIT "A"

LOTS 305, 306, AND 307 IN ELMORE'S POTTOWATOMIE HILLS SUBDIVISION OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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**Commitment for Title Insurance (8-1-2016)**

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