

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2232645218 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/22/2022 12:31 PM Pg: 1 of 3

Dec ID 20221101692415  
ST/CO Stamp 1-864-279-376 ST Tax \$175.00 CO Tax \$87.50

THE GRANTOR, SEED RENTALS, LLC, an Illinois limited liability company, with an office located at 430 E 162nd St., Suite 305, South Holland, IL 60473, **FOR AND IN CONSIDERATION OF** Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, the said party of the first part does hereby **GRANT, SELL AND CONVEY UNTO**

*(The above space for Recorder's use only)*

DIANNA N COTTON, a single person who resides at 3558 147th Street, Village of Midlothian, County of Cook, State of Illinois, the said party of the second part, the following described real estate located in Cook County Illinois, to wit:

LOT 3 AND THE NORTH 10 FEET OF LOT 4 IN THE RESUBDIVISION OF LOTS 11, 12 AND 13 IN BLOCK 8 IN A.T. MCINTOSH'S MIDLOTHIAN MANOR BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-11-109-015-0000

PROPERTY ADDRESS: 14450 AVERS AVENUE  
MIDLOTHIAN, IL 60445


*SAID CONVEYANCE* is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **SUBJECT TO** real estate taxes for second installment 2021 and subsequent years.

**AND THE SAID** party of the first part does hereby covenant with the said parties of the second part 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 charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

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IN WITNESS WHEREOF, the undersigned has set his hand and seal for and on behalf of SEED RENTALS, LLC

Dated this 21<sup>st</sup> day of November, 2022.

  
\_\_\_\_\_  
Ralph Brown, Jr., Manager (seal)  
*By Cathleen Hummel, ATTORNEY IN FACT*

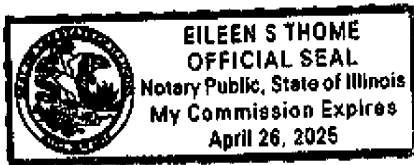
State of Illinois )  
                                  )  
County of COOK    )

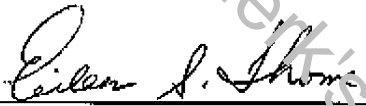


**VILLAGE OF MIDLOTHIAN**  
Real Estate Payment Stamp  
**6059**

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Cathleen Hummel, Attorney in Fact for Ralph Brown, Jr., Manager, SEED RENTALS, LLC 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 the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 21<sup>st</sup> day of November, 2022.




  
\_\_\_\_\_  
Notary Public

MAIL RECORDED DEED TO:  
Law Office of Nader Zughayer  
310 51st Street  
Western Springs, IL 60558

SEND SUBSEQUENT TAX BILLS TO:  
Dianna N. Cotton  
14450 Avers Avenue  
Midlothian, IL 60445

**UNOFFICIAL COPY**

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

**EXHIBIT A**

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 3 AND THE NORTH 10 FEET OF LOT 4 IN THE RESUBDIVISION OF LOTS 11, 12, AND 13 IN BLOCK 8 IN A.T. MCINTOSH'S MIDLOTHIAN MANOR, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 28-11-109-015-0000

Property Address: 14450 Avers Ave, Midlothian, IL 60445

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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