

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 2233640073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/02/2022 11:20 AM Pg: 1 of 2

Mail to:

All Modern Construction LLC
5812 S. Wolcott Ave
Chicago IL 60635

Dec ID 20221101689733
ST/CO Stamp 0-585-278-800 ST Tax \$25.00 CO Tax \$12.50
City Stamp 1-182-377-296 City Tax: \$262.50

Name & address of taxpayer:

All Modern Construction LLC
5812 S. Wolcott Ave
Chicago IL 60635

THE GRANTOR(S) **Hammerhead Development, LLC, an Illinois Limited Liability Company, with its principal place of business** in the City of **Chicago**, County of **Cook** and State of **Illinois**, for and in consideration of **TEN** and **NO/100ths DOLLARS** and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS to **All Modern Construction, LLC**, a, Illinois Limited Liability Company with its principal place of business in **Chicago, IL**, all interest, in fee simple, in the following described real estate situated located in the County of **Cook**, in the State of **Illinois**, to wit:

LOT 5 IN BLOCK 12 IN WEAGE'S SUBDIVISION IN SOUTHWEST 1/4 OF SOUTH 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the 2021 real estate taxes not yet due or payable and subsequent year(s), if any, easements of records, building lines, zoning ordinances and Housing Court Case 18M1403262, recorded on October 16, 2018 as Document No. 1828942012 and any liens that may arise thereof from said housing court case.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s): **25-17-326-005-0000**

Property address: **1537 W. 110th St, Chicago, IL 60643**

[Signature Page to Follow]

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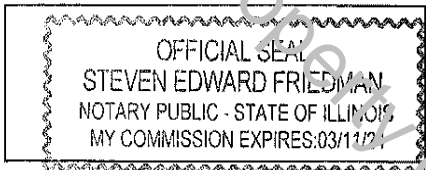
DATED this 11th day of Nov, 2022.



Hammerhead Development, LLC
By: Roy Huffman, its Manager

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Roy Huffman, manager of Hammerhead Development, LLC,**



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11 day of November, 2022.

Commission expires 3/11/24 Steven Friedman

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Frank Abel Jr.
Attorney at Law
200 N. Dearborn Ave.
Suite #804
Chicago, IL 60601