

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2235646017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2022 09:27 AM Pg: 1 of 1

MAIL TO:

Gary Davidson
Castle Law
2 N. 129th Infantry Drive
STE 100
Joliet, IL 60435

Dec ID 20221201603763
ST/CO Stamp 0-558-722-384 ST Tax \$200.00 CO Tax \$100.00

NAME & ADDRESS OF TAXPAYER:

Aubrey J McGraw
14232 Cottage Grove
Dolton, IL 60419

THE GRANTOR, **HELIX HOMES AMERICA ILLINOIS 2018, LLC**, an Illinois Limited Liability Company, (address of 25477 Old Homestead Dr., Farmington Hills, MI 48331), for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to **AUBREY J MCGRAW**, an single woman (address of 14232 Cottage Grove, Dolton, IL 60419, Cook County), all interest in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

LOT 26 (EXCEPT THE SOUTH 14 FEET THEREOF), ALL OF LOT 27, AND THE SOUTH 7 FEET OF LOT 28 IN BLOCK 6 TOGETHER WITH THAT PART OF THE EAST HALF OF THE NORTH-SOUTH HERETOFORE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 26, 27 AND 28 LYING NORTH OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 14 FEET OF SAID LOT 26 AND LYING SOUTH OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 7 FEET OF SAID LOT 28 IN CALUMET PARK, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 3 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN EAST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Said real estate is situated in Cook County, Illinois, and described as follows:
Permanent Index No: 29-03-405-051-0000
Property Address: 14232 Cottage Grove, Dolton, IL 60419

SUBJECT TO: (1) General real estate taxes not due and payable as of ~~July 22, 2022~~; (2) Covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

THIS PROPERTY IS NOT EXEMPT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

Dated this 17th day of November, 2022.

NATHAN WHITE, manager of **HELIX HOMES AMERICA ILLINOIS 2018, LLC**, authorized to sign.

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **NATHAN WHITE** 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 of his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 17th day of November, 2022.

My commission expires on: 01/27/2023

JONNA CHRISTINE MAY Notary Public
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires January 27, 2023
Acting in the County of Dolton

NAME & ADDRESS OF PREPARER:
Vitello Law Firm
232 8E Lincoln Highway #314
New Lenox, IL 60451
815-463-8481

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and the name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

VILLAGE OF DOLTON
WATER REAL PROPERTY TRANSCRIPT No. 25051
ADDRESS 14232 Cottage Grove
ISSUED 12-13-23 EXPIRES 1-13-23
AMT 50.00
TYPE Warranty Jaden

AT 220808 1 of 2 MD

addend