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236ND040134PK
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Doc#. 2303306047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2023 09:42 AM Pg: 1 of 3

Dec ID 20230101639680
ST/CO Stamp 2-019-419-984 ST Tax \$830.00 CO Tax \$415.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Geraldine DiFranco

(The Above Space for Recorder's Use Only)

THE GRANTOR Geraldine DiFranco, selling a commercial property, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to PED Properties LLC, a limited liability company licensed to conduct business in Illinois in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 23-12-305-009-0000

Property Address: 10059 South Roberts Rd., Palos Hills, IL 60465

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 27th day of January, 2023.



Geraldine DiFranco

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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Geraldine DiFranco 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 she signed, sealed and delivered in the instrument as her 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 notarial seal, this 27th day of January, 2023.



Notary Public

THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.
Park Ridge, IL 60068

MAIL TO:

DiFranco Law
617 Devon Ave.
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

PED Properties LLC
10059 South Roberts Rd.
Palos Hills, IL 60465

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**EXHIBIT A
LEGAL DESCRIPTION**

LOT 25 IN FRANK DE LUGACH'S JAMES ACRES, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office