

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Individual

Doc#: 2304641181 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/15/2023 03:11 PM Pg: 1 of 6

This agreement, made this 8th day of February, 2023, between J&D Construction 55 LLC a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Alice Winfield

Dec ID 20230201651651

ST/CO Stamp 0-367-300-432 ST Tax \$255.00 CO Tax \$127.50

M.

party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOT 4 (EXCEPT THE NORTH 30 FEET THEREOF) AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 20, IN O'RUEYER AND COMPANY'S RICHTON PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 22716 Ridgeway, Richton Park, IL 60471

PIN: 31353010430000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2023 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the

FIDELITY NATIONAL TITLE

DC 22029973

UNOFFICIAL COPY

hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

J&D Construction 55 LLC

Name of Corp.

By: [Signature] (MANAGER)
Its Manager Donald Nickerson

Attest: _____
Its Manager

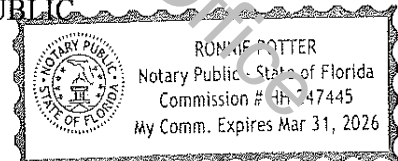
STATE OF ILLINOIS)
Flouid an) SS
COUNTY OF Will)
Palm Beach

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, ~~Jonathan Bell~~, personally known to me to be the Manager of, J&D Construction 55 LLC, an Illinois Corporation, and Donald Nickerson, personally known to me to be the Manager of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of February, 20 23

Commission expires March 31st, 20 26

[Signature]
NOTARY PUBLIC



This instrument prepared by: STUART D Polizzi

MAIL TO: 905 Marion Dr.
Shorewood IL 60404

Grantee's Address
SEND SUBSEQUENT TAX BILLS TO:

ALICE M WINEFIELD
22716 ROOSEVELT PARK IC
60471


ALICE M WINEFIELD
22716 ROOSEVELT
REHTA PARK IC 60471

Recorder's Office Box No. _____

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

J&D Construction 55 LLC
Name of Corp.

By: 
Its Manager Jonathan Bell

Attest: _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that , Jonathan Bell, personally known to me to be the Manager of, J&D Construction 55 LLC, an Illinois Corporation, , and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 9 day of February, 20 23

Commission expires 12 June, 2027, Katie King



This instrument prepared by :

MAIL TO:



Alice M. Winfield
22716 Ridgeway Ave
Richardson Park, IL 60471

SEND SUBSEQUENT TAX BILLS TO:

Alice M. Winfield
22716 Ridgeway Ave
Richardson Park, IL 60471

Recorder's Office Box No. _____

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX		13-Feb-2023	
		COUNTY:	127.50
		ILLINOIS:	255.00
		TOTAL:	382.50
31-35-301-043-0000		20230201651651	0-367-300-432

Property of Cook County Clerk's Office