

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (Illinois)**

Doc#: 2307233228 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/13/2023 11:55 AM Pg: 1 of 2

Dec ID 20230201660907
ST/CO Stamp 1-787-887-440 ST Tax \$150.00 CO Tax \$75.00

Mail to:

Jill Daniels LLC
29 S. Branford Ave
La Grange, IL 60525

Name & address of taxpayer:

Wanda Sanders
230 S. Orchard Drive
Park Forest, IL 60466

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 **Wanda Sanders**, a(n) SINGLE of **Park Forest, 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, and zoning ordinances.

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): **31-36-104-030-0000**

Property address: **230 S. Orchard Drive, Park Forest, IL 60466**

[Signature Page to Follow]

STAMP: \$150.00 ST Tax \$75.00 CO Tax

Chicago Title

236NW516105 PK 10F2

UNOFFICIAL COPY

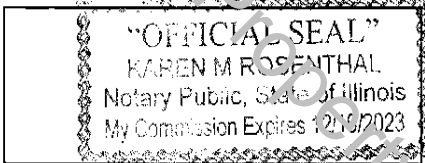
DATED this 17th day of FEBR, 2023



Hammerhead Development, LLC
By: Roy Huffman, its Manager

WARRANTY DEED
Statutory (Illinois)

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 17 day of February, 2023.

Commission expires 12/19/23 Karen M Rosenthal

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

NOTARY PUBLIC OF COOK COUNTY Clerk's Office