

UNOFFICIAL COPY

WARRANTY DEED

Individual

Doc#: 2307606380 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/17/2023 01:48 PM Pg: 1 of 3

MAIL TAX BILL TO:

Kendall Partners, Ltd.

811 Shawnee Trl.

Roselle, Illinois 60172



Dec ID 20230301669013

ST/CO Stamp 2-078-613-712 ST Tax \$151.00 CO Tax \$75.50

MAIL RECORDED DEED TO:

~~Gary Davidson~~

Kendall Partners Ltd
129 Commercial Dr. Unit 7
Yorkville, IL 60560

THE GRANTOR, **KONNEY RAMEY**, widower, of 811 Shawnee Trl., Roselle, Illinois 60172, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEYS AND WARRANTS** to **KENDALL PARTNERS, LTD.**, a Limited Liability Company, of 129 Commercial Dr. Unit 7, Yorkville, IL, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 07-35-313-063-000

Property Address: 811 Shawnee Trl., Roselle, Illinois 60172

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

1 of 1

CT-23GSC774405AWT

Office of Cook County Clerk's Office

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DATED this 8 day of February, 23.

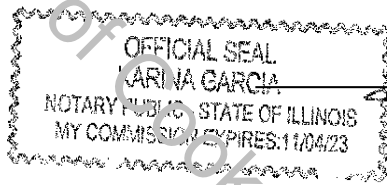
Ronny Ramey

RONNEY RAMEY

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **RONNEY RAMEY**, 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, as 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 notarial seal this 8 day of February, 23.



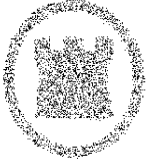
[Signature]

Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Andrew D. Costa
14919 Founders Crossing
Homer Glen, Illinois 60491

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC774405AWJ

For APN/Parcel ID(s): 07-35-313-063

PARCEL 1:

LOT 3 IN BLOCK 51 IN THE TRAILS UNIT NUMBER 3, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1973 AS DOCUMENT NUMBER 22176530, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBERS 21992274 AND 22223915, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office