

UNOFFICIAL COPY

1 of 1
73000608NC DG
SPECIAL WARRANTY DEED

Doc#: 2308240033 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2023 09:48 AM Pg: 1 of 2

Dec ID 20230301673397
ST/CO Stamp 1-645-332-688 ST Tax \$18.00 CO Tax \$9.00

THIS INDENTURE, made this 22nd day of March 2023 between **TLH TD ILLINOIS PROPERTIES, LLC**, a Delaware limited liability company, party of the first part, **JOSE C. SANCHEZ**; party of the second part;

(GRANTEE'S ADDRESS) 2717 S. 59th Avenue, Cicero, IL 60804

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 115 IN HAWTHORNE MANOR SUBDIVISION NUMBER 1 THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; parties in possession; public and utility easements and roads and highways; party wall rights and agreements, if any; any building code violations, if any; general taxes for the 2022 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 16-33-313-049-0000

Property Address: 3634 S. 52nd Ct., Cicero, IL 60804

Together with all the singular and 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, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

T
O
W
N
O
F
C
I
C
E
R
O

Town of Cicero



Address: 3634 S 52ND CT
Date: 03/15/2023
Stamp #: 2023-9450
By: gramirez

Real Estate Transfer Tax
\$180.00
Payment Type: Credit
Compliance #:
2023-GM41F7V5

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

TLH TD ILLINOIS PROPERTIES, LLC

X By *Rhys Smith*
Rhys Smith
Authorized Signatory

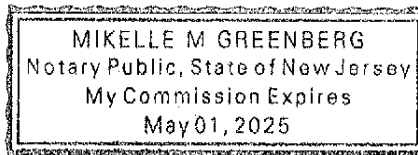
STATE OF NJ, COUNTY OF Bergen ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Rhys Smith personally known to me to be an Authorized Signatory of TLH TD ILLINOIS PROPERTIES, LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 2 day of March, 2023.

Mikelle Greenberg
Notary Public

My commission expires on 5/1/25.



This instrument was prepared by AM Law, LLC, Matthew Marchman, 111 W. Washington, Suite 1270, Chicago, IL 60602

Mail to:

JOSE C. SANCHEZ
2717 S. 59th Avenue
Cicero, IL 60804

Name and Address of Taxpayer:

JOSE C. SANCHEZ
2717 S. 59th Avenue
Cicero, IL 60804