

# UNOFFICIAL COPY

**PREPARED BY:**  
Myka V. Bell  
803 Maddox Loop  
San Jose, CA 95123

Doc#: 2308246151 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2023 11:48 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Falconer Investments, LLC, Series H an Illinois  
limited liability company  
2821 West 147th Street  
Posen, IL 60469

Dec ID 20230301673885  
ST/CO Stamp 0-032-778-448 ST Tax \$270.00 CO Tax \$135.00

**MAIL RECORDED DEED TO:**  
Thomas Tozer  
1820 Ridge Rd., Suite 101  
Homewood, IL 60430

## 230503400004 INDIVIDUAL TO CORPORATE WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Raymond Farley and Rosemarie Farley, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Falconer Investments, LLC, Series H an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOTS 9 AND 10, IN BLOCK 1, IN DOHL'S BEACONVIEW SUBDIVISION OF BLOCKS 1 AND 2 OF POSEN ACRES, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 20 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF THE FRACTIONAL SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIANA BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING: The North 5.00 feet (as measured at right angles to the north line) of Lots 9 and 10, in Block 1; in Dahl's Beacon view subdivision of Blocks 1 and 2 of Posen Acres, a Subdivision of the East Half of the Southwest Quarter and the North 20 acres of the Southwest Fractional Quarter of the Southeast Fractional Quarter of the Fractional Section 12, Township 36 North, Range 13, East of the Third Principal Meridian, lying North of the Indiana Boundary Line, according to the plat thereof recorded September 23, 1955, as Document No. 16371536, in Cook County, Illinois.

ALSO EXCEPTING THEREFROM THE FOLLOWING: That part of Lots 9 and 10, in Block 1; in Ooh rs Beaconview Subdivision of Blocks 1 and 2 of Posen Acres, a Subdivision of the East Half of the Southwest Quarter and the North 20 acres of the Southwest Fractional Quarter of the Southeast Fractional Quarter of the Fractional Section 12, Township 36 North, Range 13, East of the Third Principal Meridian, lying North of the Indiana Boundary Line, according to the plat thereof recorded September 23, 1955, as Document No. 16371536, in Cook County, Illinois, described as follows: Commencing at the Northeast corner of said Lot 9; thence South 02 degrees 01 minute 56 seconds East along the East line of said Lot 9, a distance of 5.00 feet to the Point of Beginning of this description; thence continuing South 02 degrees 01 minutes 56 seconds East along said east line, 1.44 feet; thence South 87 degrees 22 minutes 10 seconds West, 32.46 feet; thence South 02 degrees 12 minutes 56 seconds East, 8.32 feet; thence South 87 degrees 48 minutes 02 seconds West, 25.77 feet to the West line of said Lot 10; thence North 02 degrees 02 minutes 03 seconds West along said west line, 10.00 feet; thence North 87 degrees 48 minutes 02 seconds East parallel with the North line of said Lots 9 and 10, a distance of 58.21 feet to the Point of beginning.

Permanent Index Number(s): 28-12-321-001-0000  
Property Address: 2821 West 147th Street, Posen, IL 60469

Permanent Index Number(s): 28-12-321-002-0000

Subject, however, to the general taxes for the year of 2022 & 2023 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

# UNOFFICIAL COPY

Dated this 16 Day of March 2023

Raymond Farley  
Raymond Farley

Rosemarie Farley  
Rosemarie Farley

STATE OF IL )  
 COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Raymond Farley and Rosemarie Farley, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 16 Day of March 2023

Donna Hall  
Notary Public  
My commission expires: 5.21.24

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office