

UNOFFICIAL COPY

Doc#: 2309008106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2023 12:19 PM Pg: 1 of 4

1025434 10f2
Warranty Deed
File No. 1025434

Dec ID 20230301679293
ST/CO Stamp 1-395-779-792 ST Tax \$279.00 CO Tax \$139.50

THE GRANTOR, LIMITLESS POTENTIAL LLC an Illinois limited liability company, of 600 S. 2nd St, Suite 104, Springfield, Illinois, 62704, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Calvin Rosemon and Ulaine Rosemon of 16410 Evans Ave, South Holland, Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof


SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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



Permanent Index Number(s): 29-22-203-015-0000

Address(es) of Real Estate: 16410 Evans Ave
South Holland, Illinois 60473

Dated: March 21, 2023



Limitless Potential LLC, Ger-Lih Lin
By: Janki R. Patel, authorized agent

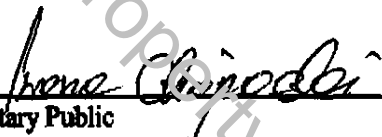
REAL ESTATE TRANSFER TAX		29-Mar-2023
	COUNTY:	139.50
	ILLINOIS:	279.00
	TOTAL:	418.50
29-22-203-015-0000		20230301679293 1-395-779-792

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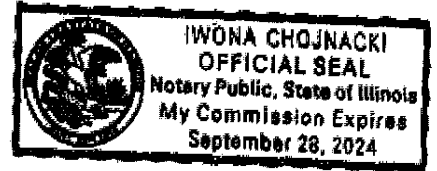
STATE OF ILLINOIS)
)
§§)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Janki R. Patel, 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 official seal this 21 day of March, 2023



Notary Public



Prepared by:
Janki R. Patel
847 S Randall Rd, PMB 157
Elgin, IL 60123

Mail Recorded Deed and Subsequent Tax Bills to:
Calvin Rosemon and Ulaine Rosemon
16410 Evans Ave
South Holland, Illinois 60473

Exhibit "A" – Legal Description

LOT SEVENTY-NINE IN HOEKSTRA'S DUTCH VALLEY SUBDIVISION, BEING A SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Limite,s Potential LLC**
Mailing Address: **16410 Evans Avenue, South Holland, IL 60473**
Telephone No.: **773-597-5439**
Attorney or Agent: **Janki Patel**
Telephone No.: **773-597-5439**
Property Address: **16410 Evans Avenue
South Holland, IL 60473**
Property Index Number (PIN): **29-22-203-015-0000**
Water Account Number: **0260032000**
Date of Issuance: **3/24/2023**

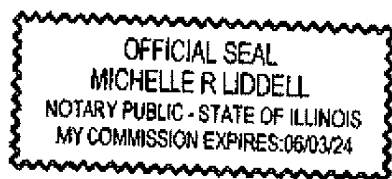
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on March 24, 2023 by
Michelle R. Liddell

Michelle R. Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: *Paula Ciste*
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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PIN: 29-22-203-015-0000

LOT SEVENTY-NINE IN HOEKSTRA'S DUTCH VALLEY SUBDIVISION, BEING A SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office