

UNOFFICIAL COPY

Doc#: 2309613165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 11:21 AM Pg: 1 of 2

Dec ID 20230301668001
ST/CO Stamp 1-518-868-688 ST Tax \$314.00 CO Tax \$157.00

Old Republic Title
9801 Southwest Highway
Oak Lawn, IL 60453

WARRANTY DEED

Joint Tenant

File No: 23156088 ^{1/2}

THIS INDENTURE WITNESSETH, that the Grantor(s), Southwest Emerald Properites LLC - Series 1, an Illinois limited liability company of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Kimberly Courtney Marie Laurin and William J. Brennan, 138 Augusta Dr., Palos Heights, IL 60463, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

LOT 2 IN BLOCK 7 IN PALOS GARDENS, BEING A SUBDIVISION OF THE NORTH 829.50 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 24-32-106-002-0000

Address of Real Estate: 12741 S Ridgeland Ave, Palos Heights, IL 60463

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Dated this 10th Day of March, 20 23

Southwest Emerald Properties, LLC – Series 1

By: Timothy E. Fitzgerald MEMBER-MANAGER
Timothy E. Fitzgerald, member-manager

Kathleen M. Fitzgerald member-manager
Kathleen M. Fitzgerald, member-manager

UNOFFICIAL COPY

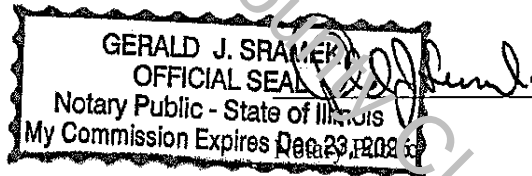
REAL ESTATE TRANSFER TAX		28-Mar-2023
		COUNTY: 157.00
		ILLINOIS: 314.00
		TOTAL: 471.00
24-32-106-002-0000		20230301668001 1-518-868-688

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Timothy E. Fitzgerald and Kathleen M. Fitzgerald, member-managers of Southwest Emerald Properites LLC - Series 1, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 16th day of March, 2023.



This Instrument was prepared by:

Gerald J. Sramek
 16531 Catawba Rd
 Homer Glen IL 60491

Future Tax Bills to:

William J. Brown
12746 S. Ridgeland Ave
Palos Heights, IL 60462

After recording return document to:

Cotter Bowen Law Firm
12413 S. Harlem Ave -St 15W
Palos Heights, IL 60463