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Doc#: 2310129091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2023 10:10 AM Pg: 1 of 4

Dec ID 20230301681828
ST/CO Stamp 0-520-214-736 ST Tax \$178.00 CO Tax \$89.00

[Space Above Is For Recording Data]

A23-1009
Warranty Deed

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PREPARED BY:

John Kuranty
50 S Main St. Ste 200
Naperville, IL 60540

RETURN TO:

V.O.T. Properties, LLC
260 Claridge Circle
Bolingbrook, IL 60440

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AD3-100925

INSTRUMENT PREPARED BY:
JOHN KURANTY, Esq.
50 S. MAIN ST., STE. 200
NAPERVILLE, ILLINOIS 60540
TELEPHONE (866) 931-1254

WARRANTY DEED

This Warranty Deed is made effective this March 23, 2023, between C & M SOUTHWEST LLC, an Illinois limited liability company, Grantor(s), whose mailing address is 8855 S. Mozart Ave., Evergreen Park, Illinois 60805, and V.O.T. PROPERTIES, LLC, Grantee(s), whose mailing address is 260 Claridge Circle, Bolingbrook, IL 60440.

WITNESSETH: that Grantor(s), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Grantee(s), all interest in the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

Legal Description: [See Attached]
Common Address: 8855 S. Mozart Ave., Evergreen Park, Illinois 60805
Real Estate PIN: 24-01-108-033-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: (1) General real estate taxes for 2022 and subsequent years; and (2) Covenants, conditions, and restrictions of record.

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No. 6175

Village of Evergreen Park

\$ 890.00
s Angelica Knowl
Address: 8855 S. Mozart

Real Estate Transaction Stamp

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Dated this March 23, 2023.

Matthew Cushing
C & M Southwest, LLC, by its Managing
Member, Matthew Cushing

REAL ESTATE TRANSFER TAX

03-Apr-2023



COUNTY:	89.00
ILLINOIS:	178.00
TOTAL:	267.00

24-01-108-033-0000

20230301681828 | 0-520-214-736

STATE OF Illinois)
)
COUNTY OF DuPage)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Cushing 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 acknowledge that he / she / they signed, sealed and delivered the said instrument as a 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,

Dated this March 22nd, 2023

(Impress Seal Here)



Jennifer Kenmotsu
Notary Public

My commission expires 12.28, 24.

Please send subsequent tax bills to: V.O.T. PROPERTIES, LLC
260 CLARIDGE CIRCLE
After recording, return to: BOLINGBROOK IL 60440

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Legal Description

Lot 12 in Merrion and Company's Beverly View Number 4, being a Subdivision of Lots 7, 8, 9 and 10 in Taylor's Subdivision of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 37 North, Range 13, East of the Third Principle Meridian, in Cook County, Illinois.

Property Address:
8855 S Mozart Ave
Evergreen Park, IL 60805

Pin: 24-01-108-033-0000

Property of Cook County Clerk's Office