

UNOFFICIAL COPY

Doc#: 2310847017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2023 09:43 AM Pg: 1 of 4

Dec ID 20230401694069
ST/CO Stamp 2-014-532-816 ST Tax \$395.00 CO Tax \$197.50

FIDELITY NATIONAL TITLE

2/4

0622029838

WARRANTY DEED

THE GRANTOR, SMITS REAL ESTATE, LLC, an Indiana limited liability company, of the Town of Dyer, County of Lake, State of Indiana, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to SCHAFFER VENTURES, LLC, an Illinois corporation, of 16774 Dixie Highway, Hazel Crest, IL, 60429, all its right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: PARCEL 2 IN HOEKSTRA'S DUTCH VALLEY SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 13, 1954 AS DOCUMENT NUMBER 1541141 AND CERTIFICATE OF CORRECTION REGISTERED AS DOCUMENT NUMBER 1554907.

PARCEL 2: A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 103.125 FEET EAST OF THE NORTHWEST CORNER OF THE EAST 40 ACRES OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 422.40 FEET; THENCE EAST 103.125 FEET; THENCE NORTH 422.20 FEET; THENCE WEST 103.125 FEET TO THE PLACE OF BEGINNING (EXCEPT THE EAST 49.5 FEET OF THE NORTH 220 FEET AND EXCEPT THE NORTH 50 FEET), IN COOK COUNTY, ILLINOIS.

Property Address: 649 East 162nd Street, South Holland, IL 60473
Permanent Index Numbers: 29-22-201-047-0000 and 29-22-201-010-0000

SUBJECT TO: General taxes for 2022 and subsequent years; covenants, conditions and restrictions of record, if any.

The undersigned persons executing this deed on behalf of Grantor represents and certifies that they are the Members of the Grantor and has been fully empowered, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 12th day of April, 2023.

SMITS REAL ESTATE, LLC,
an Indiana limited liability company

By: _____

Timothy G. Smits, Member

By: _____

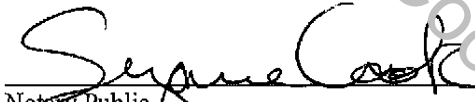
Donald J. Egeler, Member

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STATE OF INDIANA)
)SS.
COUNTY OF LAKE)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Timothy S. Snits and Donald J. Egeler, Members of SMITS REAL ESTATE, LLC and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such members they signed, sealed and delivered the said instrument as authorized members of said limited liability company, and pursuant to authority given to the members of said limited liability company as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of April, 2023.



Notary Public
My commission expires: _____



This instrument was prepared by: James Lanting
Lanting Paarlberg & Associates, Ltd., 938 West US 30, Schererville, IN 46375

Mail recorded deed to:
SCHAFFER VENTURES, LLC
649 East 162nd Street
South Holland, IL 60473

GRANTEE'S ADDRESS
Send subsequent tax bills to:
SCHAFFER VENTURES, LLC
649 East 162nd Street
South Holland, IL 60473

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EXHIBIT A

Order No.: OC22029838

For APN/Parcel ID(s): 29-22-201-047-0000 and 29-22-201-010-0000

For Tax Map ID(s): 29-22-201-047-0000 and 29-22-201-010-0000

PARCEL 1: PARCEL B IN HOEKSTRA'S DUTCH VALLEY SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 13, 1954 AS DOCUMENT NUMBER 1541141 AND CERTIFICATE OF CORRECTION REGISTERED AS DOCUMENT NUMBER 1554907.

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Cook County Clerk's Office

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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: **Smits Funeral Home**
Mailing Address: **2121 Pleasant Springs Lane, Dyer, IN 46311**
Telephone No.: **708-921-0950**
Attorney or Agent: **James Lanting**
Telephone No.: **219-864-1700**
Property Address: **649 East 162nd Street**
South Holland, IL 60473
Property Index Number (PIN): **29-22-201-047-0000**
Water Account Number: **0490031000**
Date of Issuance: **4/13/2023**

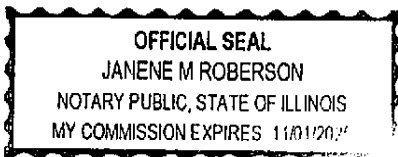
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on April 13, 2023 by

JANENE M ROBERSON
JANENE M ROBERSON
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: [Signature]
Deputy Village Clerk or Representative



[SEAL]

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