

UNOFFICIAL COPY

1024025 1st 3

WARRANTY DEED

Tenancy by the Entirety (Illinois)

Return to:

Lakeland Title Services

1300 Iroquois Ave., Ste 100

Naperville, IL 60563

Mail to:

Stephanie Lynn Nesbitt

18220 Anthony Ave

Country Club Hills, IL 60478

Doc#: 2313128173 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/11/2023 11:48 AM Pg: 1 of 3

Dec ID 20230401607753

ST/CO Stamp 0-656-085-712 ST Tax \$208.00 CO Tax \$104.00

Name & address of taxpayer:

Stephanie Lynn Nesbitt

18220 Anthony Ave

Country Club Hills, IL 60478

THE GRANTOR, NSEW Real Estate Development, LLC, of Woodridge, Illinois a limited liability company, created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company.

CONVEY AND WARRANT to **Stephanie Lynn Nesbitt**, a single woman, of 4722 Arbor Drive, Apt 301, Rolling Meadows, IL 60008, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 154 IN J. E. MERRION'S COUNTRY CLUB HILLS FIRST ADDITION, A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 50 FEET OF THE SOUTH 165 FEET THEREOF) OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 50 FEET THEREOF) AND (EXCEPT THE WEST 262 FEET OF THE SOUTH 450 FEET THEREOF) OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1956 AS DOCUMENT 16709687, IN COOK COUNTY, ILLINOIS.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions, and restrictions as of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON BUT IN TENANCY BY THE ENTIRETY.

Permanent index number(s): 28-34-311-012-0000

Property address: 18220 Anthony Ave, Country Club Hills, IL 60478

DATED this 28th day of April, 2023.


Vincent Pennavaria, Authorized Agent
NSEW Real Estate Development, LLC



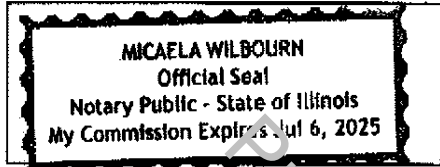
NO.
23-092
18220 Anthony Ave
5-8-23 \$1,040.00

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WARRANTY DEED

Tenancy by the Entirety (Illinois)

State of ILLINOIS, County of DUPAGE ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vincent Pennavaria, Authorized Agent of NSEW Real Estate Development, LLC



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 28 day of April, 2023.

Commission expires JULY 6, 2025

Micaela Wilbourn
Notary Public

Recorder's Office Box No.

REAL ESTATE TRANSFER TAX		10-May-2023
COUNTY:		104.00
ILLINOIS:		208.00
TOTAL:		312.00
28-34-311-012-0000		20230401607753 0-666-085-712

NAME AND ADDRESS OF PREPARER:

Brenda L. Murzyn, Attorney at Law
1300 Iroquois Avenue, Suite 125
Naperville, IL 60563

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PIN:28-34-311-012-0000

LOT 154 IN J. E. MERRION'S COUNTRY CLUB HILLS FIRST ADDITION, A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 50 FEET OF THE SOUTH 165 FEET THEREOF) OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 50 FEET THEREOF) AND (EXCEPT THE WEST 262 FEET OF THE SOUTH 450 FEET THEREOF) OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1956 AS DOCUMENT 16709687, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office