

UNOFFICIAL COPY

WARRANTY DEED Corporation to Individual

Doc#: 2317846178 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 01:04 PM Pg: 1 of 2

This agreement, made this 23rd day of May, 2023, between J&D Construction 55 LLC a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Leopoldo Zamora, Married man of 2304 S. Austin Blvd Cicero IL 60804

Dec ID 20230601653587
ST/CO Stamp 0-060-864-208 ST Tax \$315.00 CO Tax \$157.50

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOT 34 IN BLOCK 2 IN K.K. KNAPP'S ADDITION TO WARREN PARK, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS: ~~6226 Beachwood Pl - Matteson, IL 60443~~
1913 S. 59th Ave Cicero IL 60804

PIN: 16204190070000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

Town of Cicero



Address: 1913 S 59TH AVE
Date: 06/27/2023
Stamp #: 2023-9671
By: cramirez

Real Estate Transfer Tax
\$3,150.00
Payment Type: Check
Compliance #:
2023-CWS40PRD

FIDELITY NATIONAL
TITLE INSURANCE
0023007056

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

J&D Construction 55 LLC

Name of Corp.

By:

Jonathan Bell, Manager

Attest:

Donald Nickerson, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

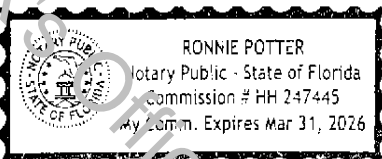
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that , Jonathan Bell, personally known to me to be the Manager of, J&D Construction 55 LLC, an Illinois Corporation, and Donald Nickerson, personally known to me to be the Manager of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of May, 20 23

Commission expires March 31st, 20 23

[Signature]

NOTARY PUBLIC



This instrument prepared by :

MAIL TO:

Leopoldo Zamora
1913 S. 59TH Ave.
Cicero, IL 60804

SEND SUBSEQUENT TAX BILLS TO:

Leopoldo Zamora
1913 S. 59TH Ave.
Cicero, IL 60804

Recorder's Office Box No. _____

^GRANTEE'S ADDRESS