

23325290 UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)  
(Corporation to Individual)

Doc#. 2319247028 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2023 10:05 AM Pg: 1 of 3

Dec ID 20230601651305  
ST/CO Stamp 0-619-855-568 ST Tax \$430.00 CO Tax \$215.00

THE GRANTOR, DONE, DONE AND DONE, INC., of Oak Park, IL, 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, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to STEPHEN D. STURM and KENNETH JAY WEISS, not as Tenants in Common, but as Joint Tenants, of 125 Monica Drive, St. Louis, MO 63127, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

Subject To: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general estate taxes not yet due and payable at the time of closing.

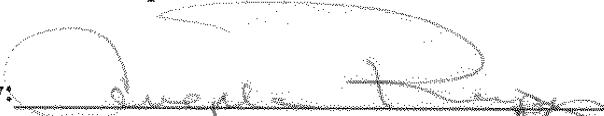
Property Address: 1172 S. TAYLOR AVENUE, OAK PARK, IL 60304

PRAIRIE TITLE SERVICES  
6821 W NORTH AVENUE  
OAK PARK, IL 60302

Permanent Index Number: 16-17-329-009-0000

In witness whereof, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these present by ANGELA RUPP, its President and its Secretary, this 27<sup>th</sup> day of June, 2023. TO HAVE AND TO HOLD said premises, not as Tenants in Common, but as Joint Tenants, FOREVER.

DONE, DONE AND DONE, INC.,  
an Illinois Corporation

By:   
ANGELA RUPP, President and Secretary

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State of Illinois  
County of Illinois (ss)

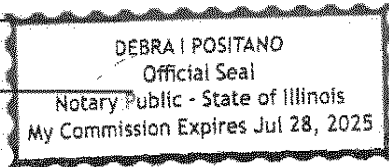
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANGELA RUPP, personally known to me to be the President and Secretary of Done, Done and Done, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such, only the President and only the Secretary, 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 Officers of said corporation, as their free and voluntary act, and as the 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 27<sup>th</sup> day of April, 2023

Commission expires 7-28-25

Debra S. Positano  
Notary Public



Debra Positano

This instrument was prepared by: Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:  
Michael Barrett  
JD Huls & Assoc  
530 Rockland Rd  
Crystal Lake IL 60014

Send Subsequent Tax Bills To:

Stephen D. Sturm  
1172 S. Taylor Avenue  
Oak Park, IL 60304

OR

Recorder's Office Box No.: \_\_\_\_\_

**Real Estate Transfer Tax**

**\$3,440.00**




**9173**

| REAL ESTATE TRANSFER TAX |        | 10-Jul-2023 |
|--------------------------|--------|-------------|
| COUNTY:                  | 215.00 |             |
| ILLINOIS:                | 430.00 |             |
| TOTAL:                   | 645.00 |             |

16-17-329-009-0000 | 20230601651305 | 0-619-855-568

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LEGAL DESCRIPTION:

LOT 35 AND THE SOUTH 9 FEET OF LOT 36 IN BLOCK 14 IN AUSTIN PARK, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1172 S. TAYLOR AVENUE, OAK PARK, IL 60304

PERMANENT INDEX NUMBER: 16-17-329-009-0000

Property of Cook County Clerk's Office