



Warranty Deed General

Doc# 2320515014 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/24/2023 01:19 PM PG: 1 OF 4

ILLINOIS

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

771050

Above Space for Recorder's Use Only

THE GRANTOR TIRELL, LLC, a Nevada limited liability company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Luxe Legacy LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: **(See Page 2 for Legal Description)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number: 31-26-205-022 0000
Address of Real Estate: 306 Waldmann Dr, Park Forest, IL 60466

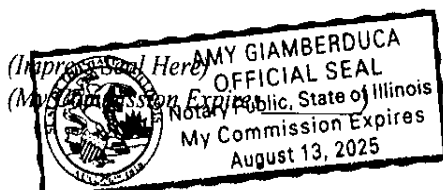
The date of this deed of conveyance is May 3, 2023

Zachary, an authorized signer

_____, an authorized signee for
TIRELL, LLC, a Nevada limited liability
company

5550160000

State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Hall, 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 they signed, sealed and delivered the said instrument as their 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 this 9 day of May, 2023.

Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 306 Waldmann Dr, Park Forest, IL 60466

LOT 22 IN BLOCK 39 IN VILLAGE OF PARK FOREST FIRST ADDITION TO WESTWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS), AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY, ALSO PART OF SECTION 25 SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY, ALL IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID SUBDIVISION THEREOF RECORDED JULY 1, 1955 AS DOCUMENT 16288372 IN COOK COUNTY, ILLINOIS.

see attached *R*

This instrument was prepared by:

Michael A. Angileri, Esq.
Attorney At Law
1450 Plainfield Road Suite 1
Darien, Illinois 60561

Send subsequent tax bills to:

Luxe Legacy LLC
3235 Vollmer Rd, Unit 103,
Flossmoor, IL 60422

Recorder-mail recorded document to:

~~Luxe Legacy LLC~~
~~3235 Vollmer Rd, Unit 103,~~
~~Flossmoor, IL 60422~~
Greenberg & Sinkovitz LLC
18141 Dixie Hwy Ste 111
Homewood IL 60430

UNOFFICIAL COPY

File No: 771050

EXHIBIT "A"

LOT 22 IN BLOCK 39 IN VILLAGE OF PARK FOREST FIRST ADDITION TO WESTWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS), AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY, ALSO PART OF SECTION 25 SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY, ALL IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID SUBDIVISION THEREOF RECORDED JULY 1, 1955 AS DOCUMENT 16288372 IN COOK COUNTY, ILLINOIS.

Pin 31.26.205.022.0000 Wf.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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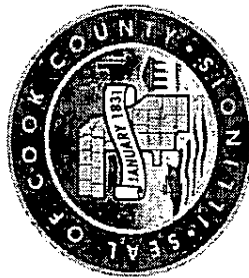
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REAL ESTATE TRANSFER TAX

24-Jul-2023



COUNTY:
ILLINOIS:
TOTAL:

55.50
111.00
166.50

31-26-205-022-0000

20230501611946

0-444-494-288

Property of Cook County Clerk's Office