

UNOFFICIAL COPY

Doc#: 2320955128 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2023 01:02 PM Pg: 1 of 3

WARRANTY DEED

Individual(s) to Individual(s)

Dec ID 20230601655829
ST/CO Stamp 1-483-796-944 ST Tax \$110.00 CO Tax \$55.00

Mail to:

15301 Cottage Grove LLC
15826 S. LaGrange Rd.
Unit 206
Orland Park, IL 60462

Name & Address of

Taxpayer / Grantee:

15301 Cottage Grove LLC
15826 S. LaGrange Rd.
Unit 206
Orland Park, IL 60462

THE GRANTOR(S), **Timothy Robertson, widowed and not since remarried**, of the State of Illinois, for and in consideration of Ten and NO/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to GRANTEE(S), **15301 Cottage Grove LLC, (an Illinois Limited Liability Company)**, the following described real estate, to-wit:

LOT 1 AND THE NORTH 18 FEET OF LOT 2 IN BLOCK 4 IN SIBLEY COTTAGE GROVE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOT 12 IN BERNARD ENGEL'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/4 (EXCEPT RAILROAD) AND THE SOUTHEAST 1/4 (EXCEPT THE SOUTHWEST 1/4) OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: **15301 Cottage Grove Ave., Dolton, IL 60419**

PROPERTY INDEX # (P.I.N.) : **29-11-204-054-0000**

GRANTOR(s) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Deed is conveyed SUBJECT TO: (1) general real estate taxes not due and payable as of the date hereof; (2) 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; and (3) acts done or suffered through Grantee.

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In Witness hereof, the Grantor(s) sign and seal this conveyance on July 20, 2023.

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX No. 26329
ADDRESS 15301 Cottage Grove
ISSUE 7/20/23 EXPIRED 8/20/23
AMT 50.00
TYPE Warranty SOARDEN
VILLAGE COMPTROLLER

(s) T. Robertson
Timothy Robertson

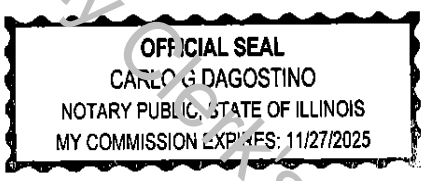
I, CARLO G. D'AGOSTINO, a Notary Public in and for DuPage County, in the State of Illinois, do hereby CERTIFY that:

Timothy Robertson

is/are personally know to me or have proven by satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument and that said person(s) appeared before me this day in person and acknowledged their signature, seal, and intended delivery of the said instrument herein and their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal this 20 day of July, 2023

Commission Expires:
Carlo G. D'Agostino
Notary Public



Prepared by:
Law Offices of Carlo G. D'Agostino
422 W. Wesley Street, Wheaton, Illinois 60187
Phone: (630) 784-0446
Facsimile: (630) 682-3749
www.ilatty.com

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Village of Dolton Housing Department

14122 Chicago Rd. Phone: 708.201.3263 Fax: 708.201.3233



Certificate of Compliance As-Is Sale

Date: 7/20/2023

Certificate #: 230720-001

This is to certify that the building/premises described below has been inspected for compliance with all applicable codes of the Village of Dolton and is approved for sale only.

Property Address: 15301 Cottage Grove Avenue

Owner: 15301 Cottage Grove LLC

It is understood that this is an "As Is" Sale and all violations must be corrected before occupancy. Upon correction of the violations, a re-inspection must be scheduled. Failure to correct violations and/or occupancy of the property carries a \$500.00 fine.

THIS HOUSE IS APPROVED FOR CLOSING – NOT OCCUPANCY

Approved: William Moore
Housing Manager

Village Seal

14122 Chicago Rd. Dolton, Illinois 60419 Phone: 708.201.3263 Fax: 708.201.3233