

# UNOFFICIAL COPY

Greater Illinois Title Co.  
120 North LaSalle St., #900  
Chicago, IL 60602

GIT File #: 41071447G

Doc#: 2321510029 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/03/2023 10:21 AM Pg: 1 of 3

Dec ID 20230701681315  
ST/CO Stamp 0-677-276-112 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 0-707-357-136 City Tax: \$2,625.00

## RECORDING COVER SHEET

Cook County Recorder

TYPE OF DOCUMENT: Warranty Deed

Re.:

LOT 28, IN BEVERLY HOMES, BEING A RESUBDIVISION OF PART OF BEVERLY RIDGE SUBDIVISION IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 2543 W 101st Pl, Chicago, IL 60655  
Tax Number: 24-12-425-012-0000

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#410714476

## WARRANTY DEED

### ILLINOIS STATUTORY

THIS INDENTURE WITNESSETH that the Grantor, STRATTON ENTERPRISES, LLC, an Illinois Limited Liability Company 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 the sum of Ten and no/100 (\$10.00) Dollars, in hand paid, pursuant to authority given by the Managers of said Limited Liability Company, CONVEYS and WARRANTS to

ANDREW MCMAHON, a single man, of 10552 Millard, Chicago 60655, the following described real estate, situated in the County of ~~Will~~ <sup>Cook</sup> State of Illinois, to-wit:

LOT 28, IN BEVERLY HOMES, BEING A RESUBDIVISION OF PART OF BEVERLY RIDGE SUBDIVISION IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General taxes for 2022 and subsequent years, building lines and building laws and ordinances; zoning laws and ordinances; public and private roads and highways; easements for public utilities; other covenants and restrictions of record; see attachment.

commonly known as: 2543 W. 101<sup>st</sup> Place, Chicago, IL 60655 PIN: 24-12-425-012-0000

situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

DATED this 25 day of July 2023.

Stratton Enterprises, LLC

By: Alan W. Stratton  
Alan W. Stratton, Manager/Member

STATE OF ILLINOIS

COUNTY OF WILL

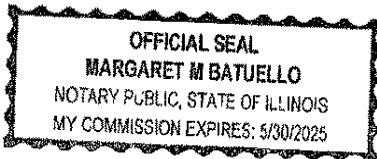
} SS:

I, Margaret M. Batuello the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ALAN W. STRATTON personally known me to be the Manager/Member of STRATTON ENTERPRISES, LLC, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this date in person and acknowledged that as such Manager/Member he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and notarial seal this 25 day of July 2023

Margaret M. Batuello  
Notary Public

Commission expires: 5/30/2025




INSTRUMENT PREPARED BY:  
Gregg W. Jarman  
Bettenhausen, Jarman & Massari, Ltd  
21146 Washington Parkway  
Frankfort, Illinois 60423  
(815) 806-1212

RETURN THIS DOCUMENT TO:  
Robert Ruzich  
4001 W. 95<sup>th</sup> Street  
Oak Lawn, IL 60453

SEND SUBSEQUENT TAX BILLS TO:  
Andrew McMahon  
2543 W. 101<sup>st</sup> Place  
Chicago, IL 60655



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER TAX</b>	02-Aug-2023
	<b>CHICAGO:</b> 1,875.00
	<b>CTA:</b> 750.00
	<b>TOTAL:</b> 2,625.00 *

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\* Total does not include any applicable penalty or interest due

<b>REAL ESTATE TRANSFER TAX</b>	02-Aug-2023
	<b>COUNTY:</b> 125.00
	<b>ILLINOIS:</b> 250.00
	<b>TOTAL:</b> 375.00

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