UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Kendall Partners Ltd 129 Commercial Drive Unit 7 Yorkville, IL 60560

> 13650603050W1 1863

Doc#. 2322206355 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/10/2023 12:11 PM Pg: 1 of 2

Dec ID 20230701682630

ST/CO Stamp 0-783-522-256 ST Tax \$175.00 CO Tax \$87.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Kendall Partners Ltd, an Illinois Corporation licensed to conduct business in Illinois for and in consideration of TFN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to M & S Estates, LLC, an Illinois Limited Liability Company licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 IN JAMES MCKEOWN'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 24-12-211-009-0000

Property Address: 9621 S. Maplewood Avenue, Evergreen Park, IL 60005

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and assements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

No. 6296

Alliage of Evergreen Hark

Address:

Real Estate Transaction Stamp

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Dated this 25th day of July, 2023.

Kendall Partners, Ltd.

William Lohrman, as Power of Attorney for Kevin Hansen, its duly authorized representative

STATE OF ILLINOIS

) SS,

COUNTY OF William)

I, the undersigned, a Notary Iublic in and for said County, in the State aforesaid, CERTIFY THAT William Lohrman, as Power of Attorney for Kevin Hansen, its duly authorized representative of Kendall Partners, Ltd., personally known to me to be the same persons whose names are subscribed to the foregoing insurament, appeared before me this day in person, and acknowledged that they signed, sealed and celivered in the 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 notarial seal, this day of July, 2023

Notary Public

OFFICIAL SEAL
DENISE IV ORI ANDO
NOTARY PUBLIC, STATE OF ILLINGS
BOY COMMISSION EXPIRES 16/08 2026

THIS INSTRUMENT PREPARED BY Castle Law 2 N. 129th Infantry Drive, Suite 100 Joliet, IL 60435

MAIL TO:

DiazCase Law 7100 16th St. Berwyn, IL 60402 SEND SUBSEQUENT TAX BILLS TO:

M & S Estates, LLC 9621 S. Maplewood Avenue Evergreen Park, IL 60805 1505 Pewere Cir. Schaumwig, IL 4093