

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2322206305 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 11:39 AM Pg: 1 of 2

Dec ID 20230801689619
ST/CO Stamp 0-053-418-448 ST Tax \$11.00 CO Tax \$5.50

Mail to:

George Wyatt Homes LLC
25622 S Bordeaux Ave
Monee, IL 60449

Name and Address of Taxpayer:

George Wyatt Homes LLC
25622 S Bordeaux Ave
Monee, IL 60449

RECORDER'S STAMP

THIS INDENTURE, made on the 31st day of July, 2023 by and between **Fiscally Fit, LLC – Pine Enterprise**, an Illinois series limited liability company in good standing and duly authorized to transact business under the Laws of the State of Illinois, with address 1921 Ridge Road, Homewood, Illinois (hereinafter "Grantor") and **George Wyatt Homes, LLC**, with address 25622 Bordeaux Ave, Monee, Illinois 60449 (hereinafter "Grantee"),

WITNESSETH, THAT the Grantor, pursuant to proper company resolution, and for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to the Grantee, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, more particularly described below and known as: 17307 Forestway Dr, East Hazel Crest, Illinois 60429,

together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general real estate taxes for the current tax year and subsequent years; covenants, conditions, restrictions, building lines and easements of record;

Property Legal Description:

LOT 111 IN BREMERTON WOODS, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16190835, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-30-406-027-0000

Property Address: 17307 Forestway Dr, East Hazel Crest, Illinois 60429

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Grantor: **Fiscally Fit, LLC – Pine Enterprise**

By: *Laretta Adams*
Laretta Adams, Manager

Village of East Hazel Crest	
Real Estate Transfer Tax-\$25.00 ★	
<u><i>Heun N. Minnis</i></u>	<u><i>7/31/23</i></u>
Village Clerk	Date

State of *Texas*)
County of *Harris*) ss

I, *Jacqueline P. Alvarez*, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Laretta Adams

who proved to me based upon satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person in her capacity as Manager of Fiscally Fit, LLC – Pine Enterprise and acknowledged that she signed and delivered the said instrument as her free and voluntary act and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and notarial seal this *31st* day of *July*, *2023*.

J Alvarez
Notary Public



Prepared by:
Mark Brosius
4751 W. Touhy Ave, Ste. 101
Lincolnwood, Illinois 60712

REAL ESTATE TRANSFER TAX		06-A, 9-7023
	COUNTY:	5.50
	ILLINOIS:	11.00
	TOTAL:	16.50
29-30-408-027-0000	20230001689619	0-053-418-448