

# UNOFFICIAL COPY

## Warranty Deed Statutory (ILLINOIS)

Doc#: 2322706366 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/15/2023 03:50 PM Pg: 1 of 3

Dec ID 20230801695183  
ST/CO Stamp 0-127-646-160 ST Tax \$525.00 CO Tax \$262.50

Above Space for Recorder's use only

### THE GRANTOR

**A & N & D CONSTRUCTION INC.**, a corporation 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 (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the directors of said corporation, **CONVEYS** and **WARRANTS** to:

**JANET HAMILTON**, of 10360 Walden Pkwy, Apt. 3C, Chicago, IL 60643

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 1 IN A & N & D SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number (PIN): **24-21-206-027-0000**

Address (es) of Real Estate: **11338A S. Avon Ave. Alsip, IL 60203**

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2020 and subsequent years

In Witness Whereof, said Grantor has, and has caused its name to be signed to these presents by its PRESIDENT, **ANDREW KOLTAS** this 8th day of August 2023.

**A & N & D CONSTRUCTION INC**

By:

  
**ANDREW KOLTAS, PRESIDENT**

**FIDELITY NATIONAL TITLE**

**0023012803**

1082

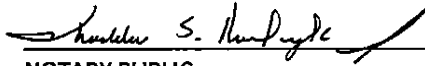
# UNOFFICIAL COPY

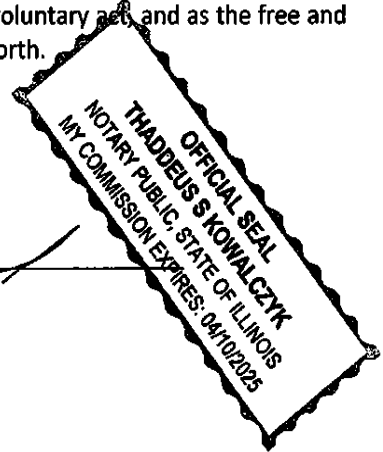
State of ILLINOIS, County of COOK ss,

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **ANDREW KOLTAS**, is personally known to me to be the **PRESIDENT** of the corporation, and 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 severally acknowledged that as such **PRESIDENT** he signed, sealed and delivered the said instrument pursuant to authority given by the directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of August 2023.

Commission expires 4-10-25

  
NOTARY PUBLIC



**This instrument was prepared by:**

**Thaddaus S. Kowalczyk Attorney at Law, 6052 West 63rd St., Chicago, IL 60638-4342**

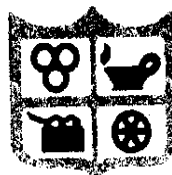
**MAIL TO:**

Perkins & Zayed PC  
1745 S Naperville Rd #100  
Wheaton IL 60189

**SEND SUBSEQUENT TAX BILLS TO:**

Janet Hamilton  
11338A Avon Ave.  
Alsip, IL 60803

## Real Estate Transfer Tax



Village of  
Alsip

Amount: \$1,837.<sup>50</sup>

Date: 08-11-23

Initials: JP

Number: 199

2023

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

11-Aug-2023



<b>COUNTY:</b>	262.50
<b>ILLINOIS:</b>	525.00
<b>TOTAL:</b>	787.50

24-21-206-027-0000

| 20230801695183 | 0-127-646-160

Property of Cook County Clerk's Office