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FIDELITY NATIONAL TITLE

023011149

WARRANTY DEED

Doc#: 2324355165 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2023 03:52 PM Pg: 1 of 4

Dec ID 20230801611648
ST/CO Stamp 0-751-130-064 ST Tax \$235.00 CO Tax \$117.50

Prepared by:

The Ewing Law Group, LLC
58 E. Clinton St., #500
Joliet, IL 60432

Grantors:

Gary M. Dunn
10810 Sand Hollow Ct.
Reno, NV 89521

Grantees:

Gwendolyn Hopkins
16752 Greenwood Ave.
South Holland, IL 60473

THE GRANTORS, Gary M. Dunn, unmarried, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, and other valuable consideration in hand paid, conveys and warrants to **GRANTEES**, Gwendolyn Hopkins, divorced and not since remarried., whose address is *20078 Terrace Ave Lynwood, IL*, the following described real estate, situated in Village of South Holland, Cook County, Illinois, to wit:

LOT 25 IN MACCARI'S FIRST ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 15, 1967 AS DOCUMENT 2329857, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT PARCEL NUMBER: 29-23-306-028-0000

COMMONLY KNOWN AS: 16752 Greenwood Ave, South Holland, IL 60473

SUBJECT TO general taxes for 2022 and subsequent years and covenants, conditions and restrictions of record; special assessments confirmed after this contract date, building, building line and use or occupancy restrictions, zoning laws and ordinances; and easements for public utilities, if any.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this 1 day of July, 2023.

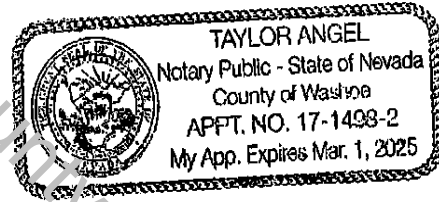
Gary M. Dunn
Gary M. Dunn

STATE OF NEVADA)
) SS:
COUNTY OF Washoe)

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Gary M. Dunn is personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal
this 1 day of July, 2023

Taylor Angel
Notary Public



Recorded Doc +
Grantee's Address +
Mail to and send subsequent tax bills to:
Gwendolyn Hopkins
16752 Greenwood Ave
South Holland, IL 60473

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Gary Dunn**
Mailing Address: **10810 Sand Hollow Court, Reno, NV 89521-6294**
Telephone No.: **408-439-7971**
Attorney or Agent: **Nathan Ewing**
Telephone No.: **980-689-4464**
Property Address: **16752 Greenwood Avenue
South Holland, IL 60473**
Property Index Number (PIN): **29-23-306-028-0000**
Water Account Number: **0280026000**
Date of Issuance: **8/24/2023**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on Aug 24th, 2023 by

Cecilia E Acosta

Cecilia E Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Mitchell R. Whelby
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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REAL ESTATE TRANSFER TAX

29-Aug-2023



COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

29-23-306-028-0000

| 20230801611648 | 0-751-130-064

Property of Cook County Clerk's Office