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Karen A. Yarbrough

Cook County Clerk

Date: 10/23/2023 02:06 PM Pg: 1 of 4

Dec ID 20231001648230

ST/CO Stamp 0-156-326-864 ST Tax \$125.00 CO Tax \$62.50

This document prepared by:



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Phone: 312-498-4586

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28-36-105-028-0000
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR LOUIS W. KOMER, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 29, 1998, AND KNOWN AS "THE LOUIS KOMER AND JOAN KOMER FAMILY TRUST NUMBER ONE", TO AN UNDIVIDED ONE HALF INTEREST AND JOAN A. KOMER AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 29, 1998, AND KNOWN AS "THE LOUIS KOMER AND JOAN KOMER FAMILY TRUST NUMBER TWO", TO AN UNDIVIDED ONE HALF INTEREST, for valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto JEMM HOMES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, with a current address of 2148 W. 110TH PLACE, CHICAGO, IL 60643, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of COOK and in the State of Illinois, commonly known as 1771ST DOGWOOD LANE, HAZEL CREST, IL 60429 and further describer to-wit:

SEE THE ATTACHED EXHIBIT A

FIRST AMERICAN TITLE
FILE # 3166419

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

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WITNESS Grantor's hand this 11 day of October, 2023.



Grantor: **LOUIS KOMER, AS TRUSTEE OF THE LOUIS KOMER AND JOAN KOMER FAMILY TRUST NUMBER ONE**

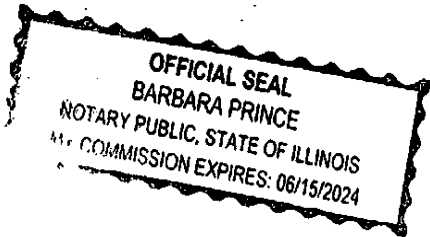
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **LOUIS KOMER** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered this instrument as his/her/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 11 day of October, 2023.



Notary Public



MAIL DEED, AFTER RECORDING, TO:

**JEMM HOMES LLC
2148 W. 110TH PLACE
CHICAGO, IL 60643**

SEND FUTURE TAX BILLS TO:

**JEMM HOMES LLC
2148 W. 110TH PLACE
CHICAGO, IL 60643**

UNOFFICIAL COPY

WITNESS Grantor's hand this 11 day of October, 2023.

Joan M. Komer
Grantor: **JOAN KOMER, AS SUCCESSOR TRUSTEE OF THE LOUIS KOMER AND JOAN KOMER FAMILY TRUST NUMBER TWO**

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **JOAN KOMER** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered this instrument as his/her/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 11 day of October, 2023.



[Signature]
Notary Public

MAIL DEED, AFTER RECORDING, TO:

**JEMM HOMES LLC
2527 WEST FULLERTON AVENUE
CHICAGO, IL 60647**

SEND FUTURE TAX BILLS TO:

**JEMM HOMES LLC
2527 WEST FULLERTON AVENUE
CHICAGO, IL 60647**

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EXHIBIT A

LEGAL DESCRIPTION:

LOT 228 IN FIRST ADDITION TO PACESETTER KNOLLCREST HARRY M. QUINN MEMORIAL SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:

17719 DOGWOOD LANE, HAZEL CREST, IL 60429

TAX IDENTIFICATION NUMBER:

28-36-105-028-0000