

UNOFFICIAL COPY

Doc#: 2329813066 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/25/2023 02:21 PM Pg: 1 of 2

Dec ID 20231001642095
ST/CO Stamp 1-194-933-200 ST Tax \$132.50 CO Tax \$66.25

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23160763

THIS INDENTURE WITNESSETH, that the Grantor(s), Bader Brothers Builders, Inc., an Illinois Corporation of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Wolf Hillside LLC, (Grantee's Address)

_____, the following described real estate,
to-wit:

UNIT NUMBERS 1-306 AND P105 IN THE WESTBROOK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 330.0 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 150.0 FEET AND THE SOUTH 660.0 FEET THEREOF), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALSO THE NORTH 27 FEET OF THE EAST 91.0 FEET OF THE FOLLOWING DESCRIBED TRACT; THE NORTH 284.67 FEET OF THE SOUTH 660.0 FEET OF THE WEST 330.0 FEET OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0633115064; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 15-20-300-047-1053 & 047-1295

Address of Real Estate: 1919 S Wolf Rd Unit 1-306, Hillside, IL 60162

Subject to the following restrictions: a) all taxes and special assessments for the year 2022-2nd and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 2nd Day of October, 2023

VILLAGE OF HILLSIDE

10/16/2023

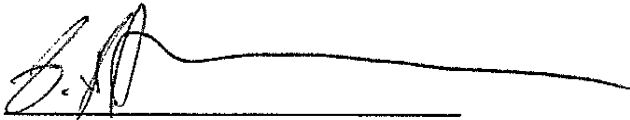


\$993.75

722164 REAL ESTATE TRANSFER TAX

1919 S WOLF UNIT 1-306

UNOFFICIAL COPY



Bader Brothers Builders, Inc.
By Ghassan Bader
Its President

STATE OF Illinois)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Ghassan Bader and Bader Brothers Builders, Inc., personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said 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 2nd day of October, 2023.


Notary Public





This Instrument was prepared by:
Ferrentino & Associates, LLC
8409 West Cermak Road
North Riverside IL 60546

Future Tax Bills to:
Way Hillside LLC
c/o DJ McFE
Suite 100
Chicago 60665

913 Appletree Ct
Northbrook, IL 60062

After recording return document to:
Janet M...
3400 W Danville
#320
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX		20-Oct-2023	
	COUNTY:	66.25	
	ILLINOIS:	132.50	
	TOTAL:	198.75	

15-20-300-047-1053 | 20231001642095 | 1-194-933-200