UNOFFICIAL COPY

ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

PROPERTY IDENTIFICATION NUMBER:

29-11-319-002-0000

MAIL RECORDED DEED TO:

Doc#. 2331906504 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/15/2023 01:13 PM Pg: 1 of 4

Dec ID 20231001659789

ST/CO Stamp 0-664-020-944 ST Tax \$136.00 CO Tax \$68.00

LEGACY Homes Group us 18875. Washington, Ste 110

Napervulou le0565

Chicago Title Rom 236500 6803845

ILLINOIS WARRANTY DEED PURSUANT TO \$765 ILCS 5/9 CONVEYANCES ACT

NOW COMES THE GRANTORS (OWNING A 100% INTEREST BASED ON DOCUMENT NUMBER: 92666811):

GRANTORS: JEROME TOLLIVER & DEENA MARIA TOLLIVER

(a MARRIED COUPLE, WHO OWN THE PROFERTY AS JOINT TENANTS, WITH A RIGHT OF SURVIVORSHIP)
Owners of 15322 SOUTH DREXEL AVENUE, IN COUTH HOLLAND, ILLINOIS 60473, in THORNTON
TOWNSHIP For and in CONSIDERATION of TEN COLLARS AND 00/100 (\$10.00) and NO OTHER
VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this NINETEENTH DAY OF OCTOBER
IN THE YEAR 2023 to the following GRANTEE for whom the

FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: LEGACY HOMES GROUP, LLC

(an ILLINOIS LIMITED LIABILITY COMPANY) of 1807 SOUTH WASHINGTON, SUITE 110 #393, IN NAPERVILLE, ILLINOIS 60565 THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESSES:

15322 SOUTH DREXEL AVE, IN SOUTH HOLLAND, ILLINOIS 60473, THORNTON TOWNSHIP

PROPERTY INDEX NUMBERS:

29-11-319-002-0000

<u>LEGAL DESCRIPTION:</u> SEE ATTACHED PAGE THREE (3)

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP, LOCATED AT 625 EAST 170TH STREET, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473

PAGE 1 OF 4 including LEGAL DESCRIPTION

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2

FURTHERMORE, THIS WARRANTY DEED CONVEYS THE 100% INTEREST IN FEE SIMPLE OWNED BY JEROME TOLLIVER & DEENA MARIA TOLLIVER, WHICH WAS OBTAINED BY THE TRUSTEE'S DEED, WHICH WAS RECORDED ON SEPTEMBER 9TH, 1992, AS DOCUMENT NUMBER: 9 2 6 6 6 8 11 WITH THE COOK COUNTY RECORDER OF DEED'S OFFICE.

Finally, the <u>GRANTORS</u>: JEROME TOLLIVER AND DEENA MARIA TOLLIVER do now hereby <u>WAIVE</u> & <u>RELEASE ALL RIGHTS TO THEIR 100% INTEREST</u> and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, LEGACY HOMES GROUP, LLC, FOR THE PROPERTY LOCATED AT 15322 DREXEL AVENUE, IN SOUTH HOLLAND, ILLINOIS 60473 in <u>FEE SIMPLE</u>. Also, this WARRANTY DEED PURSUANT TO \$765 ILCS 5/9 and is SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTAE, AND GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE.

Secome?	Collines	4	× 10-19-2023
GRANTOR: JEROME TO	LLIVER (OWNER OF REC	CORD)	DATE SIGNED ABOVE:
X Deena Ta	llines		X 10-19-2023
GRANTOR: DEENA MAR			DATE SIGNED ABOVE:
	NOTARY VI	ERIFICATION SECTION	
STATE OF ILLINOIS)		THE LAW OFFICES OF
COUNTY OF COOK) SS)		WHILL A. REED THE ENGINE

www.lawofficesofmarioareed.com

I, ATTORNEY MARIO A. REED, ESQ. A NOTARY PUBLIC in the STATE OF ILLINOIS while in the COUNTY OF COOK do hereby swear and affirm that JEROME TOLLIVER & DEENA MARIA TOLLIVER appeared before me on THE ABOVE-INDICATED DATE and affixed her/his/their respective signature(s) to the foregoing WARRANTY DEED under her/his/their own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP BELOW:

NOTARY PUBLIC SIGNATURE ABOVE:
PAGE 2 OF 4 including LEGAL DESCRIPTION

OFFICIAL SEAL
MARIO A REED
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 9/25/25

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3

ATTACHED LEGAL DESCRIPTION

LOT EIGHT (8) IN BLOCK ONE (1) IN SCHMIDT AND WATERMAN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION ELEVEN (11), YOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ST. LOUIS AND PITTSBURG RAILROAD, IN COOK COUNTY, ILLINOIS.

ILLINOIS & COOK COUNTY MUNICIPAL TRANSFER TAX STAMPS

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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 I	Holder	's Name:	Jeron.e	Talliver
---------	--------	----------	---------	----------

Mailing Address:

15322 Drevel Avenue, South Holland, IL 60473

Telephone No.:

708-825-5532

Attorney or Agent:

Mario Reed

Telephone No.:

708-808-0814

Property Address:

15322 Drexel Avenue

South Holland, IL 60473

Property Index Number (PIN):

29-11-319-002-0000

Water Account Number:

0060163000

Date of Issuance:

10/19/2023

State of Illinois)

County of Cook)

This instrument was acknowledged before

me on (1)(4).

7013 by

VILLAGE OF SOUTH HOLLAND

By:

Deputy Village Clerk or Representative

Signature of Notary Public)

OFFICIAL SEAL CECILIA E ACOSTA NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 4/12/27

[SEAL]

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