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**SPECIAL
WARRANTY
DEED**

410780986
Mail 11/11 (10/2)

Doc#. 2333906161 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/05/2023 12:27 PM Pg: 1 of 3

Dec ID 20231101678576
ST/CO Stamp 0-015-482-832 ST Tax \$517.00 CO Tax \$258.50

Mail to &
Name and Address of Taxpayer:

Cynthia Thelen
12227 Copper Ridge Drive
Lemont, Illinois 60439

THIS INDENTURE, made this 30 day of **November, 2023**, between GRANTOR, **Teton Development, LLC**, an Illinois limited liability company, of 565 Village Center Drive, Burr Ridge, Illinois 60527, 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 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said company, which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto **CYNTHIA THELEN**, all interest in the following described Real Estate on the attached **Exhibit A** situated in the County of **Cook**, in the State of Illinois, to wit:

PERMANENT INDEX NUMBER: **22-30-211-010-0000 and Part of 22-30-203-002-0000 (Affects underlying land and property)**

COMMONLY KNOWN AS: **12227 Copper Ridge Dr., Lemont, Illinois 60439**

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

SUBJECT TO: General real estate taxes not yet due or payable; special assessments confirmed after this contract date; building, building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Signatory this 30 day of **November, 2023**.

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By: **Teton Development LLC,**
an Illinois limited liability company

By: *Amber Seilheimer*
Amber Seilheimer
Its: **Authorized Signatory**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Amber Seilheimer**, personally known to me to be an **Authorized Signatory** of **Teton Development LLC**, an Illinois limited liability company, 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 acknowledged that as such **Authorized Signatory**, she signed and delivered the said instrument, , as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of **November, 2023**

Jennifer L Modjeski
Notary Public



COUNTY/STATE TRANSFER STAMP

MUNICIPAL TRANSFER STAMP

This instrument was prepared by:
Eric Prechtel
Rosanova & Whitaker Ltd.
127 Aurora Avenue
Naperville Illinois 60540

Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 16 AS SHOWN ON THE FINAL PLAT & P.U.D. OF COPPER RIDGE, RECORDED AUGUST 18, 2022 AS DOCUMENT NO. 2223017012, BEING A SUBDIVISION IN PARTS OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 22-30-211-010-0000 and Part of 22-30-203-002-0000 (Affects underlying land and property)

Commonly known as: **12227 Copper Ridge Dr., Lemont, Illinois 60439**

REAL ESTATE TRANSFER TAX

30-Nov-2023



COUNTY:	258.50
ILLINOIS:	517.00
TOTAL:	775.50

22-30-211-010-0000

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