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Doc#: 2334206322 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 02:23 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, 3124
WOODWORTH - SEED
HOLDINGS, LLC, an Illinois series
limited liability company, with an
office located at 430 E. 162nd St.,
Suite 305, South Holland, IL 60473 in
Cook County, **FOR AND IN
CONSIDERATION OF** Ten (\$10.00)
Dollars and other good and valuable
considerations in hand paid, the receipt
of which is hereby acknowledged, the
said party of the first part does hereby
**GRANT, SELL AND CONVEY
UNTO**

Dec ID 20231101685115
ST/CO Stamp 0-641-728-464 ST Tax \$190.00 CO Tax \$95.00

(The above space for Recorder's use only)

COLLETTE SMITH, unmarried woman who resides at 507 Birch, in the
Village of Glenwood, County of Cook, State of Illinois the said party of the second part, the
following described real estate located in Cook County Illinois, to wit:

LEGAL DESCRIPTION:

LOT 169 IN ELMORE'S POTTAWATOMIE HILLS, A SUBDIVISION IN THE
SOUTH WEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PERMANENT INDEX NUMBER: 28-25-308-023-0000

PROPERTY ADDRESS: 3124 WOODWORTH ^{Place} ~~AVENUE~~
HAZEL CREST, IL 60429

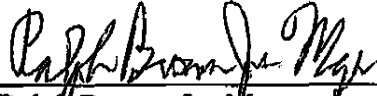
SAID CONVEYANCE is made subject of all covenants, easements, restrictions,
reservations, conditions and rights appearing of record against the above described property; also
SUBJECT TO real estate taxes for 2023 and subsequent years.

AND THE SAID party of the first part does hereby covenant with the said parties of the
second part that it has not done, or suffered to be done, anything whereby the said premises
hereby granted are, or may be, in any manner encumbered or charges, except as herein recited;
and that said premises, against all persons lawfully claiming, or to claim the same, by, through or
under it, it will warrant and defend.

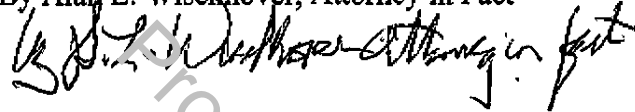
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IN WITNESS WHEREOF, the undersigned has set his hand and seal for and on behalf of
3124 WOODWORTH - Seed Holdings, LLC.

Dated this 1st day of December, 2023.



Ralph Brown, Jr., Manager
By Alan L. Wischhover, Attorney in Fact




State of Illinois)
County of COOK) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that ALAN L. WISCHHOVER, Attorney in Fact for RALPH BROWN, JR., MANAGER, 3124 WOODWORTH - SEED HOLDINGS, LLC is 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 he signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 1st day of December, 2023.




Notary Public

MAIL RECORDED DEED TO:
~~Herbert & Eckburg, LLC~~
~~2000 W Galena Blvd., Suite 210~~
~~Aurora, IL 60506~~



SEND SUBSEQUENT TAX BILLS TO:
Collette Smith
3124 Woodworth Place
Hazel Crest, IL 60429

This Instrument prepared by:
Alan L. Wischhover
WISCHHOVER & Associates
11757 Southwest Highway
Palos Heights, IL 60463
708-598-4404

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First American Title™

Exhibit A

File No.: IL23-6390

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 169 IN ELMORE'S POTTAWATOMIE HILLS, A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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