

UNOFFICIAL COPY

Doc#. 2336306343 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2023 03:32 PM Pg: 1 of 2

Dec ID 20231201691716
ST/CO Stamp 1-574-686-768 ST Tax \$65.00 CO Tax \$32.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 231618 ¹⁰/₁₂

THIS INDENTURE WITNESSETH, that the Grantor(s), Janet L. Nelson and Craig A. Nelson, wife and husband, of the County of Lake and State of Indiana 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 AJC Investments LLC, 7424 U.S. Highway 34, Oswego, Kendall County, IL, the following described real estate, to-wit:


LOT 82 IN ROBERTSON'S RIVERSIDE SUBDIVISION OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST QUARTER DISTANT 434.28 FEET, EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST QUARTER THENCE NORTH 5 DEGREES EAST 2451.24 FEET; THENCE EAST 587.50 FEET TO THE WATER EDGE OF LITTLE CALUMET RIVER; THENCE SOUTHERLY ALONG THE EDGE OF THE RIVER, TO A POINT WHICH IS DISTANT NORTH 6 3/4 DEGREES EAST 1326.6 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 6 3/4 DEGREES WEST 1326.8 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST 665.28 FEET TO THE POINT OF BEGINNING.

Permanent Real Estate Index Number: 29-09-305-031-0000


Address of Real Estate: 14804 Riverside Dr, South Holland, IL 60473

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 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 11 Day of December, 2023.



Janet L. Nelson



Craig A. Nelson

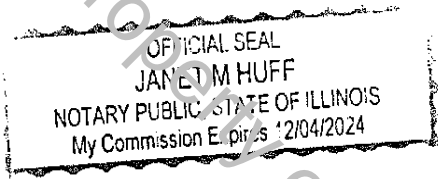
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STATE OF IL)

COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Janet L. Nelson and Craig A. Nelson, 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 11th day of December, 2023.



[Signature]
Notary Public

This Instrument was prepared by:
Richard J. Wasik
Law Office of Richard J. Wasik
7231 Lakeview Avenue
South Haven, MI 49090

~~Future Tax Bills to:~~

TAX BILLS TO AND
After recording return document to:
AJC INVESTMENTS, LLC
7424 ROUTE 34
OSWEGO, IL 60543

| REAL ESTATE TRANSFER TAX | | 20-Dec-2023 |
|--------------------------|--|-------------|
| COUNTY: | | 32.50 |
| ILLINOIS: | | 65.00 |
| TOTAL: | | 97.50 |

29-09-305-031-0000 | 20231201691716 | 1-574-686-768



Clerk's Office