

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2400506251 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2024 11:27 AM Pg: 1 of 2

MAIL TO:

TOSCAS LAW GROUP, LLC
12616 S. HARLEM AVENUE
PROS HEIGHTS, IL 60463

Dec ID 20231201698587
ST/CO Stamp 1-190-064-176 ST Tax \$515.00 CO Tax \$257.50

TAX BILL TO:

Samantha Coangelo
7009 1/5 W. 113th Street
Worth, IL 60482

THE GRANTOR: ACTION BUILDERS & REMODELING, INC., a corporation created and existing under and by 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 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to SAMANTHA J. COLANGELO, AS TRUSTEE OF THE SAMANTHA J. COLANGELO REVOCABLE LIVING TRUST DATED JANUARY 25, 2023, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT ONE HUNDRED NINETY (190) IN ARTHUR DUNAS' HARLEM AVENUE ADDITION #3, A SUBDIVISION OF THE SOUTH 1435.50 FEET OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE WEST THIRTY-THREE (33) FEET OF THE EAST HALF (1/2) AND EXCEPT THEREFROM THE EAST THIRTY-THREE (33) FEET OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4)), IN COOK COUNTY, ILLINOIS.

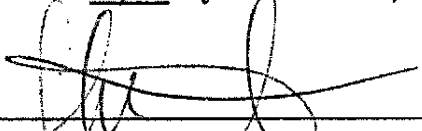
Subject to Easements, Restrictions, Conditions and Covenants of Record And Further Subject to Real Estate Taxes for the Year 2022 and Subsequent Years.

Permanent Index Number: 24-19-112-008-0000

Property Address: 7003 1/2 W. 113th Street, Worth, IL 60482 *9/11/1A 7005 W. 113TH ST.*

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 19th day of December, 2023



ACTION BUILDERS & REMODELING, INC.
By Stanislaw Wielocha
Its President

Old Republic Title
9901 Southwest Highway
Oak Lawn, IL 60453

23141743 1/1

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 STANISLAW WIELOCHA, personally known to me to be the President of ACTION BUILDERS & REMODELING, INC. and personally

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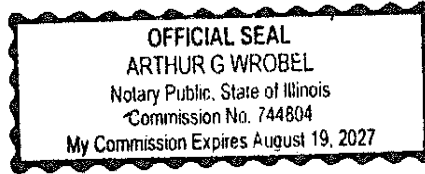
known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their 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 19th day of December, 2023.

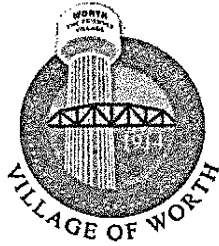
Commission expires 8-19-27.



NOTARY PUBLIC



PREPARED BY
ARTHUR G. WROBEL, ATTORNEY AT LAW
10550 S ROBERTS RD
PALOS HILLS, ILLINOIS 60465



Village of Worth
Cook County, IL
All Fines Paid in Full

24-19-11-200-80000
12/4/2023

REAL ESTATE TRANSFER TAX

2b-Dec-2023



COUNTY:	257.50
ILLINOIS:	515.00
TOTAL:	772.50

24-19-112-008-0000

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