

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

0620053236
2072

Doc# 2401013382 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/10/2024 03:58 PM Pg: 1 of 4

After Recording Mail To:

AWM Home Inc.

1321 60th Street, LaGrange Highlands, IL 60525

Dec ID 20231201689608

ST/CO Stamp 0-567-318-576 ST Tax \$157.00 CO Tax \$78.50

SEND SUBSEQUENT TAX BILLS TO:

AWM Home Inc.

1321 60th Street, LaGrange Highlands, IL 60525

This instrument was prepared by: Ron Osimani

Boiko & Osimani, P.C.

3447 N. Lincoln Ave., Chicago, Illinois, 60657

Phone # 773-296-6100

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SPECIAL WARRANTY DEED

(Illinois)

THIS AGREEMENT, made this ^{29th} day of December, 2023, between J & S Investment Group, whose address is P.O. Box 5467, Sevierville, TN 378694, the Grantor, and AWM Home Inc., whose address is 1321 60th Street, LaGrange Highlands, IL 60525, the Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Fifty-Seven Thousand and 00/100 Dollars (\$157,000.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 121 IN HUGUELET'S FOURTH ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF LOT 3 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THORN CREEK AND OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 26 IN SAID TOWNSHIP LYING NORTH OF THORN CREEK (EXCEPT THE WEST 881 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1895 AS DOCUMENT 2223779 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 29-26-209-038-0000

Address of the Real Estate: 17032 Vollbrecht Road, South Holland, Illinois, 60473

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

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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 Holder's Name: **J & S Investments Group**
Mailing Address: **7923 N. Lincoln Avenue, Skokie, IL 60077**
Telephone No.: **(847)-674-4445**
Attorney or Agent: **Ron Osimani**
Telephone No.: **(773)-286-6100**
Property Address: **17032 Vollbrecht Drive
South Holland, IL 60473**
Property Index Number (PIN): **29-26-209-038-0000**
Water Account Number: **0380123000**
Date of Issuance: **1/4/2024**

State of Illinois)
County of Cook)

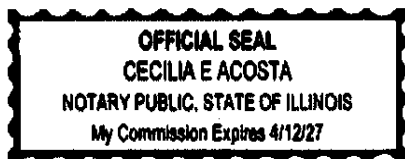
This instrument was acknowledged before
me on Jan 4th, 2024 by

Cecilia E. Acosta

Cecilia E. Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Michelle Waddell
Deputy Village Clerk or Representative





[SEAL]

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

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Property of Cook County Clerk's Office

		COUNTY:	78.50
		ILLINOIS:	157.00
		TOTAL:	235.50
29-26-209-038-0000		20231201689608	0-567-318-576