

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

0623020318
1873

CORPORATE WARRANTY DEED

Doc#: 2402541073 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2024 11:23 AM Pg: 1 of 4

Dec ID 20240101616754
ST/CO Stamp 0-760-941-616 ST Tax \$115.00 CO Tax \$57.50

MAIL TAX BILL TO: *Griffin Address:*
Lorenzo James
2105 219th Place
Sauk Village, Illinois 60411

MAIL RECORDED DEED TO:

John Dvorak
4 Westbrook Corp Center Ste 102
Westchester IL 60154

THE GRANTOR, FAMILY AND FRIENDS ADULT DAY CARE CENTER, INC., a corporation 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 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to LORENZO JAMES and Larine Griffin, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

** Not as joint tenants nor as tenants in common but as tenants by the entirety*

Permanent Index Number: 32-25-417-029-0000
Property Address: 2105 219th Place, Sauk Village, Illinois 60411

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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In Witness whereof, said corporation has caused its corporate seal to be affixed hereto, and this document executed on its behalf by its corporate officer on this 15 day of December, 23.

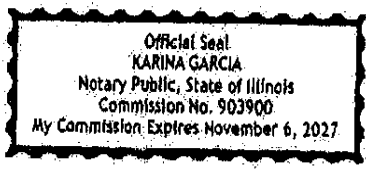
FAMILY AND FRIENDS ADULT DAY CARE CENTER, INC.

By: Catherine Beavers
CATHERINE BEAVERS, ITS PRESIDENT

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CATHERINE BEAVERS** personally known to me to be corporate officer of **FAMILY AND FRIENDS ADULT DAY CARE CENTER, INC.**, an Illinois Corporation, appeared before me this day in person, and severally acknowledged that as such corporate officer, she signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of December, 23.



[Signature]
Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Andrew D. Costa
14919 Founders Crossing
Homer Glen, Illinois 60491

COOK County Clerk's Office

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Exhibit "A" – Legal Description

LOT 7 IN BLOCK 2 IN SOUTHDALE SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF SAUK TRAIL ROAD, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1957 AS DOCUMENT NUMBER 17025805, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

24-Jan-2024



COUNTY:	57.50
ILLINOIS:	115.00
TOTAL:	172.50

32-25-417-029-0000

| 20240101616754 | 0-760-941-616

Property of Cook County Clerk's Office