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16225517
**Warranty Deed
Statutory (ILLINOIS)**

Doc#: 2406723226 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/7/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201641821
ST/Co Stamp 0-423-883-312 ST Tax \$225.00 CO Tax \$112.50

Above Space for Recorder's use only

THE Grantor The Hamlin Group, Inc., an Illinois Corporation, 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 the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the directors of said corporation, **CONVEYS and WARRANTS to Timothy Lee and Irene Hwang, married of 52 Millersgrove Drive, New York, Ontario not in Tenancy in Common, but in JOINT TENANCY,** in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ** with rights of survivorship*

SEE ATTACHED

Permanent Index Number (PIN): 28-36-202-007-0000

Address(es) of Real Estate: 17521 Lincoln Avenue, Homewood, IL 60430

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2023 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, Thomas J. Bujnowski, this 27th day of February 2024

REAL ESTATE TRANSFER TAX

01-Mar-2024



COUNTY:	112.50
ILLINOIS:	225.00
TOTAL:	337.50

28-36-202-007-0000

| 20240201641821 | 0-423-883-312

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The Hamlin Group

Impress
Corporate Seal
Here

By: *Thomas J. Bujnowski*
Thomas J. Bujnowski, President

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas J. Bujnowski personally known to me to be the President of the corporation, and personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me one day in person, and severally acknowledged that as such President, he signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of February 2024.



Thomas P. Dalton
NOTARY PUBLIC

Commission expires March 27, 2027

This instrument was prepared by: Dalton & Dalton, P.C., 6930 W. 79th Street, Burbank, Illinois 60459

MAIL TO:

Tim Lee and Irene Hwang
17521 Lincoln Avenue
Homewood, IL 60430

*52 Millersgrove Dr.
Toronto, Ontario
Canada M2R3R9*

SEND SUBSEQUENT TAX BILLS TO:

Tim Lee and Irene Hwang
17521 Lincoln Avenue
Homewood, IL 60430

*52 Millersgrove Dr.
Toronto, Ontario
Canada M2R3R9*

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LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

Lot 7 in Block 6 in Dixmoor, being a Subdivision in Section 36, Township 36 North, Range 13, East of the Third Principal Meridian, and in Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded June 6, 1927 as Document No. 9675674, in Cook County, Illinois.

Permanent Index Number (PIN): 28-36-202-007-0000

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Property of Cook County Clerk's Office