UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C. Christine Coates, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

HFP Development Group, Inc.

18739 S. Crawford

Flossmoor, IL 60422

MAIL RECORDED DEED TO:

HFP Development Group, Inc.

18739 S. Crawford

Flossmoor, VL (0422



Boc# 2406819040 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/8/2024 11:59 AM

PAGE: 1 OF 4

SPECIAL WARRANTY DEED

THE GRANTOR, MidFirst Bank, of 999 N.W. Grand Blvd., Oklahoma City, OK 73118, for and in consideration of Ten Dollars (\$10.00) hereby GRANTS, BARGAINS, SELLS, and CONVEYS to THE GRANTEE(S) HFP Development of oup, Inc., of 18739 S. Crawford Flossmoor, IL 60422, all of the following described land and the improvements thereo i situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 13 IN BLOCK 3 IN SIBLEY BOULEV 4R 3 ADDITION TO CALUMET CITY; BEING A SUBDIVISION OF THE EAST-1/2 OF THE SOUTHWEST-1/4 or THE NORTHEAST-1/4 OF SECTION 12, TOWNSHIP 36 -NORTH, RANGE 14 EAST OF THE THIRD PRINC PA. MERIDIAN, IN COOK COUNTY, ILLINOIS. See attached @

PERMANENT INDEX NUMBER: 29-12-218-028-0000

PROPERTY ADDRESS: 412 Oglesby Avenue, Calumet City, IL 60409

Together with all and singular hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general r all estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or secupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities: drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Calumet City • City of Homes \$

REAL Calumet City City of Homes \$

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Special Warranty Deed - Continued

Dated this 26 December 2023.

MidFirst Bank

Ву	y: Holly Allegre	Allegre
STATE OF OKLAHOMA) SS COUNTY OF CALAHOMA)	S.	
I, the undersigned, a Notary Public in Holly Allegre, Vice President of Midriest Bank, per is/are subscribed to the foregoing instrument, appear they signed, sealed and delivered the said instrumpurposes therein set forth including the release and w	ersonally known to me to red before me this day in nent, as his/her/their free	be the same person(s) whose name(s) person, and acknowledged that he/she/ e and voluntary act, for the uses and
Given under my hand and notar	My commission	Notary Public 3/6/24
Exempt under the provisions of paragraph Section 4, of the Real Estate Transfer Act Agent.	Date January STA Helining	CU 2189
		Office Co

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774168

LEGAL DESCRIPTION

LOT 13, IN BLOCK 3, IN SIBLEY BOULEVARD ADDITION TO CALUMET CITY, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, FAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 128.0c

Of Coot County Clark's Office ILLINOIS.

29.12.218 028.0000 R

2406819040 Page: 4 of 4

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REAL ESTATE TRANSFER TAX

01-Mar-2024





COUNTY: 38.25 ILLINOIS: 76.50 TOTAL: 114.75

29-12-218-028-0000

20240201636442

1-416-694-320