

UNOFFICIAL COPY

Doc#: 2408724017 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:25 AM Pg: 1 of 3

Dec ID 20240301653527

ST/Co Stamp 0-319-362-608 ST Tax \$119.00 CO Tax \$59.50

VILLAGE OF DOLTON
WATER REAL PROPERTY TRANSFER TAX
ADDRESS 15700 Maryland No. 27161
ISSUE 3-22-24 RECORDED 4-22-24
AMT 50.00
TYPE Special Warranty Deed

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Fonseca Remodeling LLC
14628 Kenwood Ave
Dolton IL 60419

Mail Tax Statements To: Fonseca Remodeling LLC, 14628 Kenwood Ave., Dolton IL 60419

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29-14-155-025-0000

SPECIAL WARRANTY DEED

Redirect1, LLC, whose mailing address is 425 South Financial Place, Suite 2000, Chicago, IL 60605, hereinafter grantor, for \$119,000.00 (One Hundred Nineteen Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Fonseca Remodeling LLC, hereinafter grantee, whose tax mailing address is 14628 Kenwood Ave., Dolton IL 60419, the following real property:

LOT 21 (EXCEPT THE SOUTH 18 FEET THEREOF) IN CHAPMAN'S TENTH ADDITION TO TULIP TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 11.79 ACRES OF LOT 7 NORTH OF THE EAST AND WEST CENTER LINE OF SECTION 14 IN THE PARTITION OF THAT PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIVER, AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD LAND, BEING PART OF THE ESTATE OF ELIZABETH BERGER), IN COOK COUNTY, ILLINOIS.

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Property Address is: 15700 Maryland Ave, Dolton, IL 60419

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Prior Instrument information will be filled in by County Clerk upon recording**

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Executed by the undersigned on 03/12/2024 :

Redirect1, LLC

By: [Signature]

Name: GLENN BROOKS

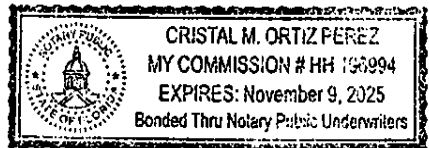
Its: AGENT

Witness: [Signature]

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF HUSBAND

The foregoing instrument was acknowledged before me on 03/12/2024, by Glenn Brooks its Agent on behalf of **Redirect1, LLC**, who has produced D.L. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative