

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2410602353 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 3:05 PM Pg: 1 of 3

Dec ID 20240401671402
ST/Co Stamp 0-007-044-656 ST Tax \$520.00 CO Tax \$260.00

Fidelity National Title CH24003123

THE GRANTOR, NH Homes LLC an Illinois limited liability company created and existed under the 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, **CONVEY(S)** and **WARRANT(S)** to Lauren A Evans and James S Connelly as Joint Tenants.

LAUREN A EVANS

JAMES S CONNELLY

of the County of Cook County, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 32 FEET 9-1/8 INCHES OF THE NORTH 65 FEET 61 INCHES OF LOT 7 IN ELMWOOD PARK GARDENS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

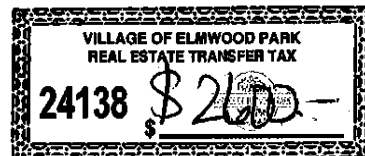
SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 12-25-224-013-0000
Address(es) of Real Estate: 2842 N 75th Court, Elmwood Park, IL 60707

In Witness Whereof, the undersigned has made, executed, and delivered this deed as of this 5th day of April 2024.

NH Homes LLC,
an Illinois limited-liability company

By: 
Name: Nedim Harambasic
Its: Sole Member/Manager



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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Nedim Harambasic, personally known to me to be the sole member/manager of NH Homes LLC. and personally known to me to be the same person(s) whose names(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of April 2024.



Rina Hodzic (Notary Public)

Mail To: TAXES to:

LAURAN ANN EVANS
JAMES SULLIVAN Connelly
2842 75th St
Name & Address of Taxpayers:
EDMUND PARK, IL 60707

PROPERTY of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

15-Apr-2024



| | |
|------------------|--------|
| COUNTY: | 260.00 |
| ILLINOIS: | 520.00 |
| TOTAL: | 780.00 |

12-25-224-013-0000

| 20240401671402 | 0-007-044-656

Property of Cook County Clerk's Office