



2412430055

IL-284484

After Recording Return To:

PGP Title, Inc.
9111 Cypress Waters Blvd
Suite 200 Mail Code: BSC
Coppell, TX 75019

Doc# 2412430055 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/3/2024 9:56 AM
PAGE: 1 OF 2

(Space Above This Line for Recording Data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED to be effective **20th day of February, 2024**, between Pulte Home Company, LLC, a Michigan limited liability company, a successor by legal conversion of Pulte Home Corporation, whose principal place of business is 1900 E. Golf Road, Suite 300, Schaumburg, IL 60173, as GRANTOR, and Joseph Martinez and Jennifer Martinez, husband and wife, as Joint Tenants with Full Right of Survivorship residing at 5217 S Newcastle, CHICAGO, IL 60638, as GRANTEE.

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN, SELL, and CONVEY to the Grantee, the following described real estate situated in the County of **Cook**, in the state of Illinois ("real estate"):

Lot 225, Final Plat of Subdivision Gleneagles Unit 1A, being a part of the South 1/2 of Section 26, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois on January 31, 2023 as Document No. 2303115007, with Certificate of Correction/Amendment recorded May 5, 2023 as Document No. 2312522016.

Permanent Real Estate Index No.: 22-26-301-002-0000 (Parent Parcel), 22-26-302-002-0000 (Parent Parcel) and 22-26-400-002-0000 (Parent Parcel)

Address of Property: 12452 Eileen Street, Lemont, IL 60439

Together with any and all hereditaments and appurtenances belonging or pertaining to the real estate, and all the estate, right, title and interest of the Grantor in and to the real estate;

TO HAVE AND TO HOLD the real estate unto the Grantee and grantee's heirs and assigns forever, and the Grantor does WARRANT AND DEFEND title to the real estate against all persons lawfully claiming, or claim the same, by, through or under the Grantor, but not otherwise, subject to the following permitted exceptions: real estate taxes and assessments not yet due, patent reservations, covenants, conditions, restrictions, water rights, rights-of-way, easements, matters shown on the recorded community plat, and all other matters of record.

Prepared by:

Martha Davis
Pulte Home Company, LLC, a Michigan limited liability company
1900 E. Golf Road, Suite 300
Schaumburg, IL 60173

Send Subsequent Tax Bill To:

Joseph Martinez and Jennifer Martinez
12452 Eileen Street
Lemont, IL 60439

S Y
P 2
S Y-1
SC _____
INT Y

REAL ESTATE TRANSFER TAX

02-May-2024



COUNTY: 359.50
ILLINOIS: 719.00
TOTAL: 1,078.50

22-26-301-002-0000

| 20240201638548 | 1-247-242-544

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has or have hereunto set their hand or hands on 2/20 2024..

Pulte Home Company, LLC, a Michigan limited liability company, a successor by legal conversion of Pulte Home Corporation

BY: _____

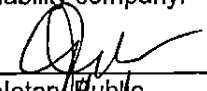

DALIA BENYAMIN
Closing Coordinator

STATE OF Illinois)
COUNTY OF Cook)

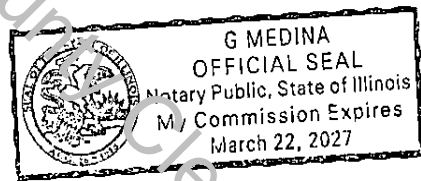
This instrument was acknowledged before me this 2/20, 2024 by

DALIA BENYAMIN
Closing Coordinator

_____ of Pulte Home Company, LLC, a Michigan limited liability company, a successor by legal conversion of Pulte Home Corporation, on behalf of the limited liability company.



Notary Public
March 22, 2027
My Commission Expires:
(SEAL)



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