

# UNOFFICIAL COPY

416801236 (1/1)  
**SPECIAL  
WARRANTY  
DEED** **GIT**

Doc#: 2414920003 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/28/2024 9:01 AM Pg: 1 of 3

Mail to:

GABRIELLE PANFIL  
12275 COPPER RIDGE CT  
LEMONT, IL 60439

Dec ID 20240501603899  
ST/Co Stamp 0-926-192-944 ST Tax \$678.50 CO Tax \$339.25

Name and Address of Taxpayer:

Gabrielle Panfil  
12275 Copper Ridge Court  
Lemont, Illinois 60439

THIS INDENTURE, made this 24 day of May, 2024, between GRANTOR, **Teton Development LLC**, an Illinois limited liability company, of 565 Village Center Drive, Burr Ridge, Illinois 60527, 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 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said company, which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto **Gabrielle Panfil, a single woman**, all interest in the following described Real Estate on the attached Exhibit A situated in the County of **Cook**, in the State of Illinois, to wit:

PERMANENT INDEX NUMBER: **22-30-210-022-0000**

COMMONLY KNOWN AS: **12275 Copper Ridge Court, Lemont, Illinois 60439**

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

**SUBJECT TO:** General real estate taxes not yet due or payable; special assessments confirmed after this contract date; building, building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Signatory this 24 day of May, 2024.

# UNOFFICIAL COPY

By: **Teton Development LLC,**  
an Illinois limited liability company

By: *Amber Seilheimer*  
Amber Seilheimer  
Its: **Authorized Signatory**

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 **Amber Seilheimer**, personally known to me to be an **Authorized Signatory** of **Teton Development LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such **Authorized Signatory**, she signed and delivered the said instrument, , as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of **May, 2024**

*Jennifer L. Modjeski*  
Notary Public



COUNTY/STATE TRANSFER STAMP

MUNICIPAL TRANSFER STAMP

This instrument was prepared by:  
Eric Prechtel  
Rosanova & Whitaker Ltd.  
445 Jackson Ave., Suite 200  
Naperville, IL 60540

REAL ESTATE TRANSFER TAX		24-May 2024
	COUNTY:	339.25
	ILLINOIS:	678.50
	TOTAL:	1,017.75
22-30-210-022-0000		20240501603899   0-926-192-944

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 26 AS SHOWN ON THE FINAL PLAT & P.U.D. OF COPPER RIDGE, RECORDED AUGUST 18, 2022 AS DOCUMENT NO. 2223017012, BEING A SUBDIVISION IN PARTS OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN# 22-30-210-022-0000**

Commonly known as: **12275 Copper Ridge Court, Lemont, Illinois 60439**

Property of Cook County Clerk's Office