UNOFFICIAL COPY

246NW985090PK

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Henry Scott 312 Apple River Drive Naperville, IL 60565 Doc#, 2415614086 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/4/2024 9:43 AM Pg: 1 of 3

Dec ID 20240501614928 ST/Co Stamp 1-890-743-600 ST Tax \$7.50 CO Tax \$3.75

(The Above Space for Recorder's Use Only)

THE GRANTOR Henry Scote a married man of 312 Apple River Drive, Naperville, IL 60565 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to A.P. Builder and General Contractor, LLC, an Illinois Limited Liability Company, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 02-20-301-009-0000

Property Address: 425 South Lauder Lane, Inverness, IL 60067

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 30th day of May, 2024.

Henry Scott

* This is not homestead property

UNOFFICIAL COPY

STATE OF ILLINOIS) SS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Henry Scott 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 he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30th day of May, 2024.

Official Seal Marta Truskolaska Notary Public State of Illinois My Commission Expires 2/25/2027 Monte Juliobette Notary Public

THIS INSTRUMENT PREPARED BY:

Truskolaska Law, LLC 1580 N. Northwest Hwy, Suite 312A Park Ridge, IL 60068

MAIL TO:

Anastos Shkuvta Robbins DiMonte, Ltd. 216 West Higgins Road Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

A.P. Builder and General Contractor LLC 425 South Lauder Lane

Inverness, IL 60067

2079 STONINGTON AV HOFFPTAN ESTATES IL GOLGG

2415614086 Page: 3 of 3

UNOFFICIAL COPY



LEGAL DESCRIPTION

Order No.: 24GNW985090PK

For APN/Farcel ID(s): 02-20-301-009-0000

LOT 4 IN LAUDER HILLS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE CENTER LINE OF FREEMAN ROAD, IN COOK COUNTY, ILLINOIS.