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AA

WARRANTY DEED



Doc# 1810034059 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2018 01:36 PM PG: 1 OF 2

THIS INDENTURE WITNESSETH, that the Grantor(s), **ABC Turnkey Properties, LLC, an Illinois Limited Liability Company**, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **Sasha Lutz, a single woman, of 78 Price Ave, Columbus, OH 43201**, the following described real estate, to-wit:

THE SOUTH 1/2 OF LOT 20 AND ALL OF LOT 21 IN BLOCK 3 IN ORCHARD RIDGE ADDITION OF SOUTH HARVEY, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, ALSO THE EAST 16 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **29-30-130-036-0000**

Address of Real Estate: **17064 Shea Avenue, Hazel Crest, IL 60429**

Subject to the following restrictions: a) all taxes for the year **2017** and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX

03-Apr-2018



| | |
|-----------|--------|
| COUNTY: | 60.00 |
| ILLINOIS: | 120.00 |
| TOTAL: | 180.00 |

29-30-130-036-0000

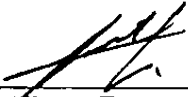
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CCRD REVIEW 

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Dated this 29 Day of March, 20 18



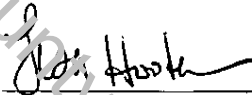
Alberto Fernandez, Managing Member

STATE OF IL)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, the above signed individual(s), personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 29 day of March, 2018.



Notary Public

This Instrument was prepared by:

Russell F. Kazda, Esq.
17112 S. Oak Park Avenue
Tinley Park, IL 60477



Future Tax Bills to:

Sasha Lutz
78 Price Avenue
Columbus, OH 43201

After recording return document to:

Sasha Lutz
78 Price Avenue
Columbus, OH 43201