

UNOFFICIAL COPY

Doc#: 1901615029 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/16/2019 12:08 PM Pg: 1 of 4

WARRANTY DEED

Dec ID 20190101673338
ST/CO Stamp 1-465-675-424 ST Tax \$55.00 CO Tax \$27.50
City Stamp 1-732-818-592 City Tax: \$577.50

THIS INDENTURE, made this 10 day of January, 2019 by **BETTER WAY INVESTMENTS LLC - SERIES 3408 FLOURNOY**, a Nevada limited liability series corporation for and in consideration of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, convey and sell to **KIM WOODS, GRANTEE**, to vest in GRANTEE, in fee simple absolute, all of the following described premises in Illinois to wit:

The property commonly known as: 3408 W. Flournoy Street in Chicago, Illinois, 60624. **Parcel Identification No. 16-14-401-034-0000** with a Legal Description as set forth in APPENDIX 1 attached hereto.

GRANTEE shall have and hold such premises subject only to the following:

1. general real estate taxes due and payable and subsequent taxes;
2. liens and encumbrances of record
3. building lines and easements of record;

GRANTOR, for itself and its successors, warrants to GRANTEE the following:

1. GRANTOR has not done anything or suffered to be done anything whereby the subject premises are, or may be in any manner, encumbered;
2. GRANTOR is conveying to GRANTEE good and merchantable title to the subject premises;
3. GRANTOR will forever defend the subject premises from all persons claiming through GRANTOR, but not otherwise.

Page 1 of 3


FIDELITY NATIONAL TITLE

3018033229
171



UNOFFICIAL COPY

NEVADA INDIVIDUAL ACKNOWLEDGMENT NRS 240.166

State of Nevada }
County of Clark } SS.

| REAL ESTATE TRANSFER TAX | | 15-Jan-2019 |
|---|----------|-------------|
|  | CHICAGO: | 412.50 |
| | CTA: | 165.00 |
| | TOTAL: | 577.50 * |
| 16-14-401-034-0000 20190101673338 1-732-818-592 | | |
| * Total does not include any applicable penalty or interest due. | | |

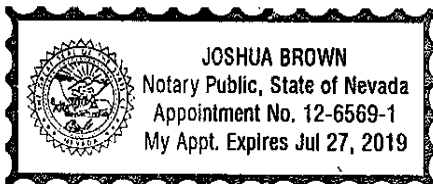
This instrument was acknowledged before me
on January 10, 2019 by
Date

| REAL ESTATE TRANSFER TAX | | 15-Jan-2019 |
|---|-----------|-------------|
|  | COUNTY: | 27.50 |
|  | ILLINOIS: | 55.00 |
| | TOTAL: | 82.50 |
| 16-14-401-034-0000 20190101673338 1-465-675-424 | | |

Daniel Wynn (.)
Name of Signer No. 1

(and)

Name of Signer No. 2 (if any)



Place Notary Seal and/or Stamp Above

Joshua Brown
Signature of Notary Public
My commission expires July 27, 2019

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 01/10/2019 Number of Pages: 3

Signer(s) Other Than Named Above: _____

UNOFFICIAL COPY

IN WITNESS THEREOF, GRANTOR has hereunto set their hands and seals:

by: *Daniel Wynn*
Daniel Wynn, as manager of Freestyle Investments LLC,
controlling member and authorized agent of Better
Way Investments LLC-Series 3408 Flournoy, **GRANTOR**

STATE OF NEVADA)
CLARK COUNTY) **SS.**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **Daniel Wynn** that personally known to me and the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of _____, _____.

NOTARY PUBLIC

This instrument was prepared by: Robert J. Augenlicht, 123 W. Madison St., Ste. 700, Chicago, IL 60602

MAIL TO: Nascentis Inc. PO Box 101181, Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:
Nascentis Inc. PO Box 101181, Chicago, IL 60610

UNOFFICIAL COPY

Appendix 1

THE EAST 15 FEET OF LOT 44 AND THE WEST 15 FEET OF LOT 45 IN BLOCK 8 (EXCEPT THE NORTH 28-1/2 FEET OF EACH OF SAID LOTS) IN GEORGE K. SCHOENBERGERS SUBDIVISION OF THE WEST 3/4THS OF THE NORTH 40 ACRES OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **16-14-401-034-0000**

Common Address: **3408 W. Flourney, Chicago, IL 60624**

Property of Cook County Clerk's Office