

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED TENANCY BY THE ENTIRETY

Doc#: 1926606211 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/23/2019 12:54 PM Pg: 1 of 2

Dec ID 20190801673571  
ST/CO Stamp 0-097-319-520 ST Tax \$118.00 CO Tax \$59.00

~~MAIL TO:~~

~~Ms. Aneta Hadzi-Tanovic  
Attorney at Law  
620 West Belmont, #403  
Chicago, IL 60657~~

Mail to: *[Handwritten Signature]*

NAME & ADDRESS OF TAXPAYER:

Andres Garcia, Jr. and Johnetta N. Love  
2232 176<sup>th</sup> Place  
Lansing, IL 60438

THE GRANTOR, INSTAFLIP LLC, a Limited Liability Company 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, of the City of Naperville, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ANDRES GARCIA, JR. AND JOHNETTA N. LOVE, 1403 Scoville, Berwyn, husband and wife, as TENANTS BY THE ENTIRETY, and not as Joint Tenants or as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 23 AND THE EAST 1/2 OF LOT 24 IN FRANK'S MANOR BEING A SUBDIVISION OF PART OF LOT 3 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 8 RODS OF THE EAST 80 RODS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4) ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 29-25-406-025-0000

Subject to: General real estate taxes not due and payable, covenants, conditions and restrictions of record, building lines and easements, if any,

To have and to hold said premises as Tenants By The Entirety, and not as Joint Tenants or as Tenants in Common.

REAL ESTATE TRANSFER TAX 20-Sep-2019



COUNTY: 59.00  
ILLINOIS: 118.00  
TOTAL: 177.00

29-25-406-025-0000 | 20190801673571 | 0-097-319-520

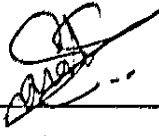
*(Baird & Warner Title Services, Inc.)*  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

BW19047770  
1 of 2

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DATED this 14th day of September, 2019.

Instaflip LLC

By:  Managers.  
Sara Khan, Manager

State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sara Khan,



known to me to be the same person whose name is subscribed above, appeared before me in person and acknowledged signing and delivering the instrument as her free and voluntary act and deed as Manager of Instaflip LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of September, 2019.

  
Notary Public

This instrument was prepared by Michael Samuels, 720 Osterman Avenue, Deerfield, Illinois 60015.

Address of Property:  
2232 176<sup>th</sup> Place  
Lansing, IL 60438

Property of Cook County Clerk's Office