

# UNOFFICIAL COPY

## WARRANTY DEED

a Corporation to Individual

Doc#: 2004506156 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/14/2020 12:37 PM Pg: 1 of 2

Dec ID 20200201607887  
ST/CO Stamp 1-497-381-728 ST Tax \$145.50 CO Tax \$72.75

This agreement, made this <sup>11</sup>17th day of January, 2020, between Hanc and Brubaker Property, LLC a Corporation 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, party of the first part, and Mario R. Jenkins, A Married Person, of 20013 Terrace, Lynwood, IL., 60411,

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Company, by these presents does REMISE, RELEASE, AND CONVEY AND WARRANT unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

**Legal Description:** LOT 12 IN BLOCK 51 IN LINCOLN WOOD WEST, BEING A SUBDIVISION OF THE WESTERLY PART OF THE SOUTHWEST 1/4 OF SECTION 24 AND PART OF THE SOUTHEAST 1/4 OF SECTION 23 EASTERLY OF THE ILLINOIS CENTRAL RAILROAD IN TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1959 IN THE RECORDERS OFFICE OF COOK COUNTY ILLINOIS AS DOCUMENT 17739257 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT LR1901250 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 512 Blair St., Park Forest, IL 60466

PIN: 31-23-429-012-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

REAL ESTATE TRANSFER TAX

05-Feb-2020



COUNTY:	72.75
ILLINOIS:	145.50
TOTAL:	218.25

31-23-429-012-0000 | 20200201607887 | 1-497-381-728

FIDELITY NATIONAL TITLE

*LOF2*  
*0C1903643*

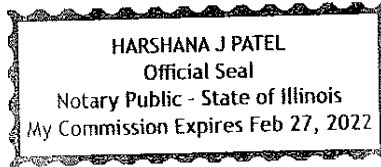
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

Hanc & Brubaker Property LLC

By: [Signature]  
Brian Hanc, its duly authorized representative

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )



I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Brian Hanc, personally known to me to be the duly authorized representative of, Hanc & Brubaker Property LLC, a Corporation 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 severally acknowledged that as such representative, he/she signed this instrument as his/her free and voluntary act.

Given under my hand and official seal, this 17<sup>th</sup> day of Jan, 20 20

Commission expires 27 Feb, 20 20. Harshana J. Patel  
NOTARY PUBLIC

This instrument prepared by :Castle Law, Gary Davidson, 13963 S. Bell Road, Homer Glen, IL 60491

MAIL TO:  
Mario Jenkins  
705 E. 162nd St., Suite 201  
South Holland, IL 60473

SEND SUBSEQUENT TAX BILLS TO:  
Mario Jenkins  
512 Blair St.  
Park Forest, IL 60466

*Law Office C.A. Weinum*

SAINT FOREST  
REAL ESTATE  
TRANSFER TAX **730dol's00cts**