

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual Person

Doc#: 2023722071 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/24/2020 11:41 AM Pg: 1 of 3

Dec ID 20200701628067
ST/CO Stamp 0-046-925-536 ST Tax \$95.00 CO Tax \$47.50
City Stamp 0-417-531-616 City Tax: \$997.50

Preparer File:3037396

THE GRANTOR(S) Hilton Land Development, LLC, a South Carolina Limited Liability Company, of the City of Columbia, County of Richland, State of SC for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jovan Williams and Ciarria Alfred, as (strike as necessary) ~~tenants in common~~, joint tenants, husband and wife ~~as tenants by the entirety~~, of Chicago, IL of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2019 and subsequent years

This is NOT homestead property.

Permanent Real Estate Index Number(s): 16-23-314-062-0000

FIRST AMERICAN TITLE
FILE # 3037396

Address(es) of Real Estate: 1872 South Millard Avenue
Chicago, IL 60623

Dated this 1st day of July, 2020



John B. Hilton III, Member/Manager of Hilton Land Development, LLC

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STATE OF ~~ILLINOIS~~, COUNTY OF Richland SS
South Carolina

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John B Hilton III, member/manager of Hilton Land Development, LLC, a limited liability company, personally known to me to be an Authorized Member or Manager of Hilton Land Development, a South Carolina Limited Liability Company, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of July, 2020.

Chasity G Corder
Notary Public
Chasity G. Corder
Commission expires 5-23-29

Prepared by:
The Walker Law Firm, LLC
100 S. Saunders Road Suite 150
Lake Forest, IL 60045

Mail to:

Cotter Bowen Law Firm, LLC
4544 W. 103rd Street
Suite 102
Oak Lawn, Illinois 60453

Name and Address of Taxpayer:

Jovan Williams and Ciarria Alfred
1872 South Millard Avenue
Chicago, IL 60623



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Exhibit "A" – Legal Description

THE SOUTH 35 FEET OF LOT C IN THE RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 5 AND VACATED ALLEYS IN LANSING'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 2, 3, 4, 17, 18, AND 19 (EXCEPT THE WEST 146.17 FEET OF SAID LOTS 4 AND 17) IN J. H. KEDZIE'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office