

UNOFFICIAL COPY

WARRANTY DEED Limited Liability Company to Individual

MAIL TO:

748105

Albin Sporny

Po Box 1048

Mokena IL 60448



2104228050

Doc# 2104228050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/11/2021 11:45 AM PG: 1 OF 5

NAME AND ADDRESS OF
TAXPAYER:

Stephen Smith Sr. and Courtney Smith
1041 East 168th Street
South Holland, IL 60473

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

THE GRANTOR Real World Property Group, LLC, an Illinois 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 111 E 163rd Street, South Holland, Illinois 60473 for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEY AND WARRANT to Stephen Smith Sr. and Courtney Smith, married of 1940 Peoria Street, Chicago Heights, Illinois, NOT AS JOINT TENANTS OR AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY party of the second part, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

LOT 26 IN MACCARI'S FIRST ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF THE PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS, ON JUNE 15, 1967, AS DOCUMENT NUMBER 2329857, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-23-318-001-0000

Property Address: 1041 East 168th Street, South Holland, IL 60473

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

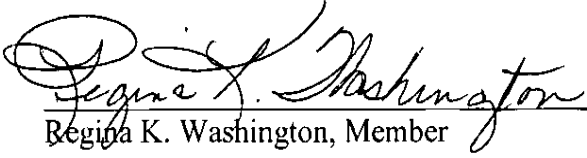
TO HAVE AND TO HOLD said premises subject to a) general real estate taxes not due and payable at the time of closing; b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises; d) public and utility easements which serve the premises; e) public roads and highways, if any; f) party wall rights and agreements, if any; and g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

SC 11
IN UP
P 5
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This is Not Homestead Property.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Members or Managers this 23 day of Oct, 2020.

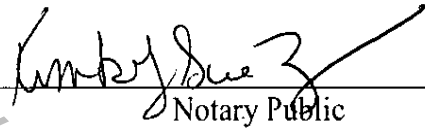

Regina K. Washington, Member

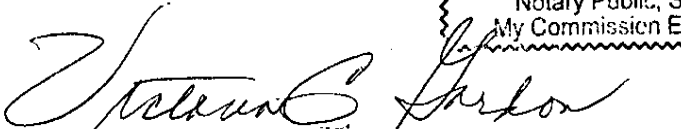
STATE OF ILLINOIS)
COUNTY OF)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Regina K. Washington, personally known to me to be the Authorized Member or Manager of Real World Property Group, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Authorized Member or Manager, he/she signed, sealed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as his/her 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 23 day of Oct, 2020.




Notary Public

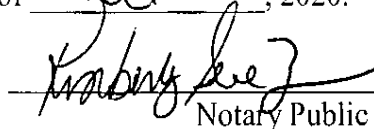

Victoria C. Gordon, Member

STATE OF ILLINOIS)
COUNTY OF)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Victoria C. Gordon, personally known to me to be the Authorized Member or Manager of Real World Property Group, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Authorized Member or Manager, he/she signed, sealed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as his/her 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 23 day of Oct, 2020.




Notary Public

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NAME AND ADDRESS OF PREPARER:

Kathleen Cunningham
19201 S. LaGrange Road
Suite 205
Mokena, IL 60448

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE:

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Real World Property Group, LLC**
Mailing Address: **111 E 163rd St., South Holland, IL 60473**
Telephone No.: **708-925-2953**
Attorney or Agent: **Regina Washington**
Telephone No.: **708-349-2953**
Property Address: **1041 E 168th St.
South Holland, IL 60473**
Property Index Number (PIN): **29-23-318-001-0000**
Water Account Number: **0280034000**
Date of Issuance: **11/16/2020**

State of Illinois)
County of Cook)

This instrument was acknowledged before me on November 16, 2020 by

Michelle R Liddell
Michelle R Liddell

(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Bret Scott
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

20-Jan-2021



COUNTY:	119.00
ILLINOIS:	238.00
TOTAL:	357.00

29-23-318-001-0000

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0-750-323-728