

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2107533006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2021 10:17 AM Pg: 1 of 3

Dec ID 20201201689648
ST/CO Stamp 0-979-970-064 ST Tax \$125.00 CO Tax \$62.50

GIT

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410583403

THIS INDENTURE WITNESSETH, that the Grantor(s), CUSTOM FLIPZ, LLC, an Illinois limited liability company, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Andre Sims, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

* married man

SEE ATTACHED LEGAL DESCRIPTION

Address: 1368 Balmoral Avenue, Calumet City, IL 60409
P.I.N.: 30-19-219-044-0000

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 16 day of December, 2020.

Correda Rizer
Correda Rizer, Member

CUSTOM FLIPZ, LLC, an Illinois limited liability company

This Instrument was Prepared by:
Kathleen O'Keefe- Rivera
Attorney at Law
55 W Wacker Drive, Suite 1400
Chicago, IL 60601

REAL ESTATE TRANSFER TAX

61456 611/16/2020
Calumet City • City of Homes \$ 500.00

REAL ESTATE TRANSFER TAX

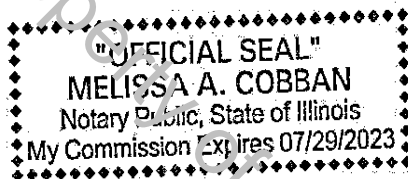
61455 611/16/2020
Calumet City • City of Homes \$ 500.00

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Correda Rizer, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of Dec 2020, 2020.



Melissa A. Cobban
Notary Public

Mail to:

Andre Sims
1368 Balmoral Avenue
Calumet City, IL 60409

GRANTEES address
Send Subsequent bills to:

Andre Sims
1368 Balmoral Avenue
Calumet City, IL 60409

REAL ESTATE TRANSFER TAX

14 Jan 2021



COUNTY:	6750
ILLINOIS:	125.00
TOTAL:	187.50

30-19-219-044-0000

20201201689648 | 0-979-970-064

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LEGAL DESCRIPTION:

LOT 30 IN GOLD COAST MANOR UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office