

UNOFFICIAL COPY

MAIL TAXES AND AFER RECORDING

TO:

Reginald Allen
1437 Lynwood Ct
Flossmoor, IL 60422

Doc#: 2124208191 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/30/2021 03:30 PM Pg: 1 of 2

Dec ID 20210701608410

ST/CO Stamp 0-613-373-712 ST Tax \$395.00 CO Tax \$197.50

WARRANTY DEED

The Grantor, C Vision Realty LLC, an Illinois LLC for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Reginald Allen of 1426 Douglas, of the Village of Flossmoor, County of Cook, and the State of Illinois, the following described real estate in the Village of Flossmoor, County of Cook and the State of Illinois, to wit:

* A Single Man

LEGAL:

LOT 1 IN STERN'S RESUBDIVISION OF LOT 14 IN WARREN J. PETERS' LYNNWOOD COURT, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: ~~32-07-203-046-0000~~ and ~~32-07-203-030-0000~~

Property Address: 1437 Lynwood CT., Flossmoor, IL 60422

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

Grantor does for the Grantor and the Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor lawfully seized in fee simple of said premises; that premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Dated this 10th day of Aug., 2021

C Vision Realty LLC Yosef Beard

C Vision Realty LLC, Yosef Beard, Manager

FIDELITY NATIONAL TITLE

CH 21021255

THIS DOCUMENT WAS PREPARED BY KEITH FENCEROY, ESQ., FENCEROY LAW
3047 N LINCOLN AVE, 400, CHICAGO, IL 60657

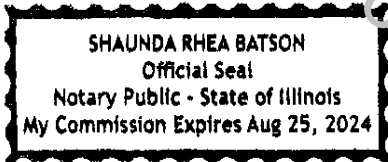
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State of Illinois)
County of COOK) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Yosef Beard, Manager, C Vision Realty LLC, 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 acknowledged that it signed, sealed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and notarial seal this day of 8/10, 2021

Shaunda Rhea Batson
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		24-Aug-2021
COUNTY:		157.1
ILLINOIS:		335.1
TOTAL:		592.2
32-07-203-046-0000		20210701608410 0-613-373-711