

UNOFFICIAL COPY

WARRANTY DEED

a Corporation to Individual

Doc#: 2125907052 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/16/2021 08:04 AM Pg: 1 of 3

This agreement, made this 13th day of AUGUST 2021, between Midwest Capital Investments, LLC a 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, party of the first part, and Jason Francis, a single unmarried person and Daniel Francis, a married person, as Joint Tenants with the right of survivorship

Dec ID 20210701614157

ST/CO Stamp 1-491-785-488 ST Tax \$65.00 CO Tax \$32.50

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 heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOT 24 IN BLOCK 81 IN THE VILLAGE OF PARK FOREST AREA NUMBER 8, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 SOUTH AND WEST OF AREA NUMBER 5, A SUBDIVISION OF PART OF THE EAST ½ OF SECTION 35 AND THE WEST ½ OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 311 Seneca Street, Park Forest, IL 60466

PIN: 31-35-408-011-0000

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 not due and payable at the time of Closing.

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, heirs and assigns forever.

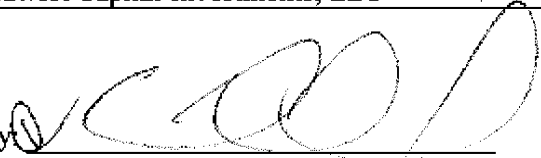
FIDELITY NATIONAL TITLE
OC21025542

325doll's00cts

UNOFFICIAL COPY

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

Midwest Capital Investments, LLC


By 

Scott L. Libersher, 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, . Scott L. Libersher, personally known to me to be the duly authorized representative of, Midwest Capital Investments, 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 13 day of August, 20 21

Commission expires 7/6, 20 22, 
NOTARY PUBLIC

This instrument prepared by: Castle Law, 2 N. 129th Infantry Drive, Joliet, IL 60435
GRANTEES ADDRESS
MAIL TO: SEND SUBSEQUENT TAX BILLS TO:
Attorney Gina Diaz Property 2512 LLC
7100 16th St. Suite 100 c/o Jason Francis
Berwyn, IL 60402 1109 N. Bloomington Street, #12
Streator, IL 60136



UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

18-Aug-2021



COUNTY:
ILLINOIS:
TOTAL:

32.50
65.00
97.50

31-35-408-011-0000

20210701614157

1-491-785-488