

# UNOFFICIAL COPY

Doc#. 2133507164 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/01/2021 07:14 AM Pg: 1 of 3

Dec ID 20211101652349  
ST/CO Stamp 2-077-926-032 ST Tax \$240.00 CO Tax \$120.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Andry Properties, LLC  
2201 Marston Lane  
Flossmoor, IL 60422

(The Above Space for Recorder's Use Only)

THE GRANTOR Andry Properties, LLC, a Limited Liability Company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Antjuan Wilson, a single man, of 2220 Country Club Drive, Woodridge, IL 60517, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**


Permanent Index Number(s): 32-060305-002-0000

Property Address: 719 Latimer, Flossmoor, IL 60422

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

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Dated this 4 day of Nov., 2021.

  
Andry Properties, LLC, by Victoria Stevenson

Chicago Title  
2165A7921430P  
10#2

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Victoria Stevenson 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 in the 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 under my hand and notarial seal, this 4 day of Nov, 2021.



William P. Butcher  
Notary Public

THIS INSTRUMENT PREPARED BY  
William P. Butcher  
William P. Butcher  
2044 Ridge Road  
Homewood, IL 60430

MAIL TO:

Tom Tozer  
1820 Ridge Road, Suite 101  
Homewood, IL 60430

SEND SUBSEQUENT TAX BILLS TO:

Antjuan Wilson  
719 Latimer  
Flossmoor, IL 60422

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## EXHIBIT A LEGAL DESCRIPTION

LOT 2 IN BLOCK 21 IN FLOSSMOOR PARK ADDITION, BEING A SUBDIVISION OF THE  
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE  
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office