

UNOFFICIAL COPY

Doc# 2134341187 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/09/2021 02:24 PM Pg: 1 of 3

Dec ID 20211001694003

ST/CO Stamp 0-874-805-392 ST Tax \$278.00 CO Tax \$139.00

WARRANTY DEED

Statutory
(Illinois)

Return to:

Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

Mail to:

The Property Law Group, LLC
641 E. Pershing St.
Suite E
Chicago, IL 60653

Name & address of taxpayer:

Nicole Harris
2353 Clyde Terrace
Homewood, IL 60430

1020235
1/12

THE GRANTOR, Trio Investment Properties, LLC, of Shorewood, Illinois a limited liability company, created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company.

CONVEYS AND WARRANTS to Nicole Harris, a(n) Un married woman, of 420 Indianwood Blvd., Park Forest, IL 60466, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN BLOCK 2 IN FLOSSWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.


Subject to general real estate taxes not due and payable at 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 property.

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 in fee simple forever.

Permanent index number: 32-06-100-026-0000

Property address: 2353 Clyde Terrace, Homewood, IL 60430

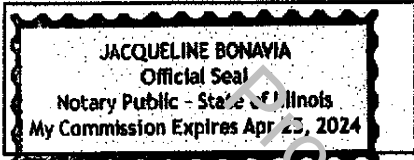
DATED this 4th day of October, 2021.


Brenda Murzyn, Authorized Agent
Trio Investment Properties, LLC

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WARRANTY DEED Statutory (Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brenda Murzyn, Authorized Agent of Trio Investment Properties, 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 the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 4th day of October, 2021.

Commission expires

Jacqueline Bonavia
Notary Public

Recorder's Office Box No.

REAL ESTATE TRANSFER TAX		18-Oct-2021
	COUNTY:	139.00
	ILLINOIS:	278.00
	TOTAL:	417.00
32-06-100-026-000		20211001694003 0-874-805-392

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn, Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

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PIN: 32-06-100-026-0000

2353 Clyde Terrace
Homewood, IL, 60430

Property of Cook County Clerk's Office