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## WARRANTY DEED ILLINOIS STATUTORY

21 Bar 53552



Doc# 2201025015 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/10/2022 10:55 AM PG: 1 OF 3

THE GRANTOR, **RED BARN OPPORTUNITY FUND, LLC**, an Illinois limited liability company, **CONVEYS and WARRANTS TO TYESHA FLOWERS, A SINGLE WOMAN** of 246 E. Janata Blvd., Suite 220, Lombard, IL 60148, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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.

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

25-16-212-017-0000

Permanent Real Estate Index Number: ~~25-16-21-201-700-0000~~

Address of Real Estate: 315 W. 106th Street, Chicago, Illinois 60628

8<sup>th</sup> day of December, 2021

**RED BARN OPPORTUNITY FUND, LLC,**  
an Illinois limited liability company

Wafeek Ariyash, Manager

REAL ESTATE TRANSFER TAX		16-Dec-2021
	CHICAGO:	791.25
	CTA:	316.50
	<b>TOTAL:</b>	<b>1,107.75 *</b>

25-16-212-017-0000 | 20211201673201 | 1-295-133-328  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Jan-2022
	COUNTY:	52.75
	ILLINOIS:	105.50
	<b>TOTAL:</b>	<b>158.25</b>

25-16-212-017-0000 | 20211201673201 | 1-186-567-824

COOK COUNTY CLERK'S OFFICE  
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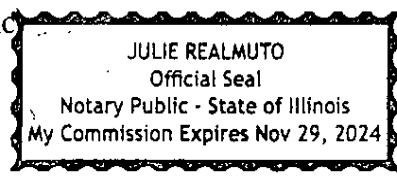
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STATE OF Illinois, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Wafeek Aiyash, Manager of RED BARN OPPORTUNITY FUND, LLC, an Illinois limited liability company is personally known to me to be the same person whose name is subscribed to the forgoing 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 under my hand and official seal, this 8<sup>th</sup> day of December, 20 21.

Julie Realmuto (Notary Public)



**Prepared by:**  
Joseph M. Talarico, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

**Mail To:**

**Name and Address of Taxpayer:**

Tyesha Flowers  
315 W. 106th Street  
Chicago, IL 60628

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EXHIBIT A

## LEGAL DESCRIPTION

LOT 72 IN JOHNSON'S SUBDIVISION OF LOT 26 (EXCEPT THE WEST 33 FEET THEREOF) IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 315 W. 106th Street, Chicago, IL 60628  
PIN# 25-16-212-017-0000

Property of Cook County Clerk's Office