

22USA 75610141

UNOFFICIAL COPY

Chicago Title

WARRANTY DEED
(ILLINOIS)

10/4



Doc# 2204615000 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 02/15/2022 09:25 AM PG: 1 OF 4

THE GRANTOR, BUDDYUSA, LLC, a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with principal office located in the City of Plymouth, County of Wayne, State of Michigan, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

Good Homes Unlimited Inc., a corporation created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with principal office located at 1419 Evers St., Dolton, IL 60419, THE GRANTEE,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 36 IN MACKEY WELL'S SUBDIVISION OF BLOCK 8 OF STREET'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

SUBJECT TO: (1) 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 (2) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AS OF THE DATE HEREOF.

Permanent Real Estate Index Number: 25-17-315-034-0000

Address of Real Estate: 1212 West 109th Street, Chicago, IL 60643

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Dated the 3rd day of February, 2022

BUDDYUSA, LLC, an
Illinois limited liability company

Justin Strane as agent
Justin Strane, its Agent and Authorized Signatory

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Justin Strane, personally known to me to be the same whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Justin Strane signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 3rd day of February, 2022.

{SEAL}

Mari Mikolajczak
Notary Public
My Commission Expires: 10-16-23



This instrument was prepared by Justin Strane, Front Door Legal LLC, 2502 N. Clark Street, Suite 236, Chicago, Illinois 60614.

Mail Recorded Deed To:
Darryl E. Robinson & Associates
1507 E 53rd St.
2nd Floor
Chicago, IL 60615

Mail Subsequent Tax Bills To:
Good Homes Unlimited Inc.
14919 Evers St.
Dolton, IL 60419

Property of Cook County Clerks Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

09-Feb-2022



CHICAGO:	900.00
CTA:	360.00
TOTAL:	1,260.00 *

25-17-315-034-0000 | 20220201617069 | 1-403-875-728

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

09-Feb-2022



COUNTY: 60.00
ILLINOIS: 120.00
TOTAL: 180.00

25-17-315-034-0000

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1-417-523-600