

UNOFFICIAL COPY

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

21145366 1/3

WARRANTY DEED

Doc#: 2204821373 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2022 01:42 PM Pg: 1 of 2

Dec ID 20220101696312
ST/CO Stamp 0-278-245-776 ST Tax \$186.00 CO Tax \$93.00

MAIL TO:

ANGILERI & ASSOCIATES
1450 PLAINFIELD ROAD, SUITE 1
DARIEN, IL 60561

NAME & ADDRESS OF TAXPAYER:

JAMES AND TEAGAN HOFMANN
240 EARLY ST.
PARK FOREST, IL 60466

THE GRANTOR, REDBIRD HOMEBUYERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 34 MAGNOLIA DR., STREAMWOOD, IL 60107-3304, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JAMES HOFMANN AND TEAGAN HOFMANN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 39 IN BLOCK 10 IN LINCOLNWOOD SUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED AUGUST 7, 1957 AS DOCUMENT NUMBER 16978902, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for the year 2021 and subsequent years not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any.



This is not homestead property.

Permanent Real Estate Index Number: 31-24-437-041-0000

Address of Real Estate: 240 Early St., Park Forest, IL 60466

PARK FOREST
REAL ESTATE
TRANSFER TAX 930dolls00cts

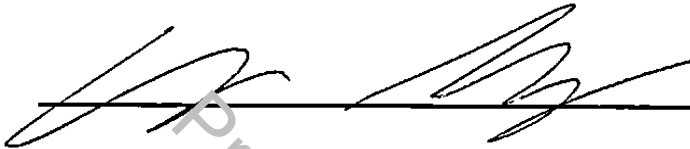
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REAL ESTATE TRANSFER TAX		09-FEB-2022	
		COUNTY:	93.00
		ILLINOIS:	186.00
		TOTAL:	279.00
31-24-437-041-0000		20220101696312	0-278-245-776

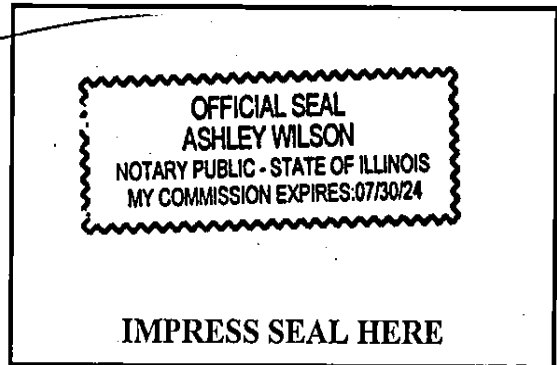
Dated this 31st day of January, 2022.

REDBIRD HOMEBUYERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: AARON SANCHEZ, MEMBER/MANAGER



 AARON SANCHEZ




STATE OF ILLINOIS

COUNTY OF COOK

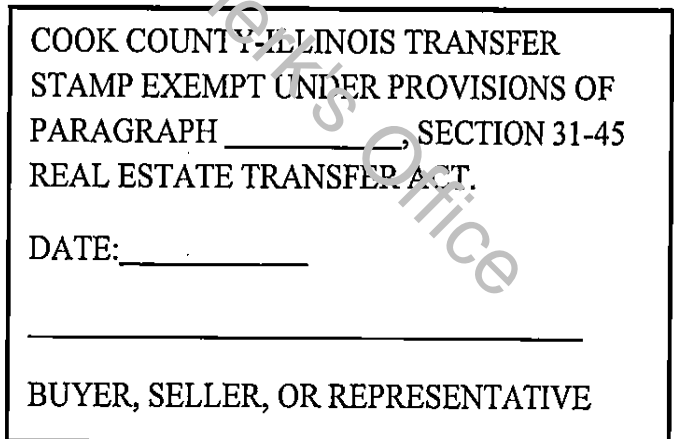
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT AARON SANCHEZ**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 31st day of January, 2022.



 Notary Public

My commission expires on: 07/30/2024



Prepared by:

Ashley M. Wilson, Attorney at Law

7812 U.S. Highway 12

Richmond, IL 60071

P: (815)-347-9566

****This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).**