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Doc#. 2204907179 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/18/2022 11:18 AM Pg: 1 of 3

WARRANTY DEED Individual

Dec ID 20220101600220
ST/CO Stamp 2-043-046-288 ST Tax \$370.00 CO Tax \$185.00
City Stamp 1-514-170-768 City Tax: \$3,885.00

THE GRANTOR(S), **RYAN BOUGHER AND LISALMIR CARRERO**, husband and wife, of 5243 N Liano Avenue, Chicago, IL 60630, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to **ANDREW WRIGHT FLAUTT AND BRIGITTA ELAINA CHRISTIANSEN, husband and wife** persons

of _____ as Tenants by the Entirety ^{PT22-79972 1/2}
the following described Real Estate situated in the County of Cook, State of Illinois, to Wit:

LEGAL DESCRIPTION: See attached Exhibit A

COMMONLY KNOWN AS: 5243 N Liano Avenue Chicago, IL 60630

PINS: 13-09-132-012-0000


The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, and restrictions of record, public utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due and payable at the time of closing.

DATED this 14th day of Feb 2022



RYAN BOUGHER (SEAL)



LISALMIR CARRERO (SEAL)

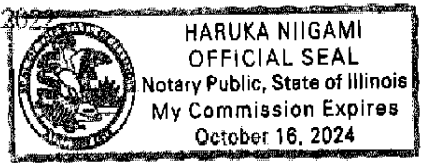
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STATE OF Illinois)
COUNTY OF Cook) SS

I, Haruka Niigami the undersigned, a Notary Public in and for said County and State, do hereby certify that **RYAN BOUGHER AND LISALMIR CARRERO**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 14 day of February, 2024

Haruka Niigami
NOTARY PUBLIC



Prepared by : K.P. Mitrick, Lavelle Law, Ltd., 1933 N. Meacham Rd., Ste. 600, Schaumburg, IL

MAIL TO: _____

SEND SUBSEQUENT TAX BILLS TO:

→ Andrew Flautt and Brigitta Christiansen
5243 N. Liano Ave
Chicago IL 60630

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Legal Description

Lot 42 in Kinsey's Jefferson Park Subdivision Number 2, being a resubdivision of Lots 1 and 2 in the Subdivision of Lot 8 in the subdivision by the Executrix and Executors of the Estate of Sarah Anderson of the Southeast 1/4 of the Northwest 1/4 (North of the Indian Boundary line) of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office