

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2204921496 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/18/2022 01:56 PM Pg: 1 of 3

Dec ID 20211201679030
ST/CO Stamp 0-205-320-592 ST Tax \$110.00 CO Tax \$55.00

GIT
410676166 (1/2)

THIS INDENTURE WITNESSETH, that the Grantor(s), CUSTOM FLIPZ, LLC, an Illinois limited liability company, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Monae Thompson, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 327 Manitowac Street, Park Forest, IL 60466
P.I.N.: 31-36-310-009-0000

Subject only to the following: general real estate taxes not due and payable at the 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 Real Estate.

Dated this 22 day of December, 2021.

X Correda Rizer
Correda Rizer, Member
CUSTOM FLIPZ, LLC, an Illinois limited liability company

This Instrument was Prepared by:
Kathleen O'Keefe- Rivera
Attorney at Law
55 W Wacker Drive, Suite 1400
Chicago, IL 60601

550dols00cts

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Correda Rizer, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of December, 2021.



J. Knepper

Notary Public

Mail to:

Monae Thompson
327 Manitowac Street
Park Forest, IL 60466

Grantee's address
Send Subsequent bills to:

Monae Thompson
327 Manitowac Street
Park Forest, IL 60466

REAL ESTATE TRANSFER TAX		10 Feb-2022
COUNTY:		35.00
ILLINOIS:		110.00
TOTAL:		145.00



31-36-310-009-0000

20211201679030 | 0-205-320-592

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LEGAL DESCRIPTION:

LOT 35 IN BLOCK 55 IN THE VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1951 AS DOCUMENT 15139014, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office