

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 2205920406 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2022 12:35 PM Pg: 1 of 2

Mail to:

Hani Fang
3920 Callender Court
NAPERVILLE, IL 60564

Dec ID 20220201626506
ST/CO Stamp 1-718-368-656 ST Tax \$75.00 CO Tax \$37.50

Name & address of taxpayer:
Techstate LLC
2235 171st Street
Hazel Crest, IL 60429

Chicago Title Escrow: **LN21024844**

THE GRANTORS **Derrick Barnett and Sharon Barnett**, husband and wife, as Tenants by the Entirety, of the City of **Hazel Crest**, County of **Cook** and State of **Illinois**, for and in consideration of **TEN and NO/100ths DOLLARS** and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to **Techstate LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of **Illinois** and duly authorized to transact business in the State of **Illinois**, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

LOT 4 IN BLOCK 16 HAZEL CREST COUNTRY CLUB GARDENS, IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, ON FEBRUARY 9, 1960 AS DOCUMENT NUMBER 17778560, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning and ordinances, public right of ways for roads and highways.



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of **Illinois**. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s): **29-30-300-087-0000**

Property address: **2235 171st Street, Hazel Crest, IL 60429**

REAL ESTATE TRANSFER TAX

23-Feb-2022

		COUNTY:	37.50
		ILLINOIS:	75.00
		TOTAL:	112.50
29-30-300-087-0000		20220201626506 1-718-368-656	

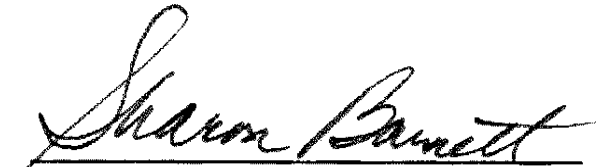
Landtrust National Title Service
120 S. LaSalle Street Suite 1000
Chicago Illinois 60603

LN21024844 1/1

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DATED this 29th day of October, 2021.


Derrick Barnett


Sharon Barnett


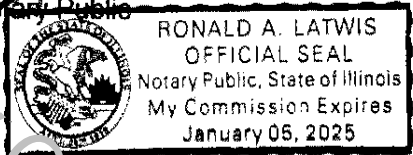
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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY: **Derrick Barnett and Sharon Barnett**

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and the persons acknowledged that the persons 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 official seal this 29th day of October, 2021.

Commission expires: 1/5/2025


Notary Public

RONALD A. LATWIS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 05, 2025

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Ryan Waite
The Waite Law Firm
633 Rogers St., Suite 103
Downers Grove, IL 60515