

UNOFFICIAL COPY

Doc#: 2206906204 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2022 01:27 PM Pg: 1 of 4

Warranty Deed Illinois

Dec ID 20220301642796
ST/CO Stamp 2-133-353-872 ST Tax \$92.00 CO Tax \$46.00
City Stamp 0-292-529-552 City Tax: \$966.00

Prepared by:

Wiley Law Group, LLC
53 W. Jackson Blvd.
Ste. 1510
Chicago, IL 60604
815-685-4203 (T)
815-390-1643 (F)
filings@wileylaw.net

The GRANTOR, Leroy Thurston, as Trustee under a Trust Agreement dated the 4th day of September, 2013, and known as Leroy Thurston Living Trust, of Calumet City, IL, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE 98 Twelve Properties & Designs, LLC of PO Box 803002 (City) Chicago IL (State) all interest in the following described Real Estate situated in the City of Chicago, Cook County, Illinois, to wit:

Common Address: 9539 S. Greenwood Avenue, Chicago, IL 60628

PIN: 25-11-103-018-0000

Legal Description: LOT 19 IN BLOCK 32 IN COTTAGE GROVE HEIGHTS ADDITION, A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the following restrictions: a) all taxes for the year and thereafter; b) zoning laws and ordinances; (c) covenants, conditions, restrictions of record and easements for the use of public utilities; (d) roads and highways; (e) any unknown assessments or city requirements; situated therein.

FIDELITY NATIONAL TITLE
OC21037210

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Dated this 4th Day of March, 2022.

Leroy Thurston
Leroy Thurston, as Trustee under a Trust Agreement dated the 4th day of September 2013,
and known as Leroy Thurston Living Trust

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
CERTIFY THAT Leroy Thurston personally known to me to be the same persons subscribed
to the foregoing instrument, appeared before me this day in person, and acknowledged that
they signed, sealed and delivered the said instrument as their free and voluntary act, for the
uses and purposes therein set forth, including the release and waived of the right of
homestead.

Given under my hand and official seal, this 4th day of March, 2022



[Handwritten Signature]

(Notary Public)

Return After Recording/Mail Future Tax Bills:

Weppen Law Group | 98TWELVE PROPERTIES & DESIGN LLC
Elmelle Janz Moreira | PO Box 803 002
121 W. Church St. | CHICAGO, IL 60680
Libertyville IL
60478

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

07-Mar-2022



CHICAGO:

690.00

CTA:

276.00

TOTAL:

966.00 *

25-11-103-018-0000 | 20220301642796 | 0-292-529-552

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

07-Mar-2022



COUNTY:	46.00
ILLINOIS:	92.00
TOTAL:	138.00

25-11-103-018-0000

| 20220301642796

| 2-133-353-872