

# UNOFFICIAL COPY

**WARRANTY DEED**  
Statutory Illinois

Doc# 2210347136 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/13/2022 12:12 PM Pg: 1 of 4

Dec ID 20220401675438  
ST/CO Stamp 1-510-323-088 ST Tax \$260.00 CO Tax \$130.00

THE GRANTOR,

**PLATINUM INVESTMENT  
PROPERTIES GROUP, LLC**, an  
Illinois Limited Liability Company,  
of the City of Chicago,  
State of ILLINOIS for and in  
consideration of TEN DOLLARS  
(\$10.00) and other good and valuable  
considerations in hand paid,

CONVEYS and WARRANTS TO:

**AUSTIN FOWLER**, of  
19010 ARCHWOOD ST., UNIT 5  
RESEDA, CA 91335

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO.**

Property Index Number (PIN): 31-22-205-029-0000

Subject only to the following, if any: covenants, conditions, and restrictions of record; building lines and easements, general real estate taxes not yet due and payable at the time of Closing;

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said premises FOREVER.

Address of Real Estate: 4107 Applewood Lane, Matteson, IL 60443

[SIGNATURE ON FOLLOWING PAGE]

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DATED this 4 day of April, 2022.

## PLATINUM INVESTMENT PROPERTIES GROUP, LLC

By: Mikole Wiley  
Authorized Representative

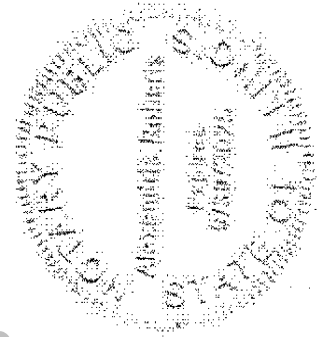
State of Illinois )  
                                  ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIKOLE WILEY, AS MANAGER OF PLATINUM INVESTMENT PROPERTIES GROUP, LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4 day of April, 2022.

Alexandra Rott  
NOTARY PUBLIC

Commission expires:



Property of Cook County Clerk's Office



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## EXHIBIT "A" Legal Description

Lot 54 in Matteson Highlands Unit 1, being a Subdivision of the South 1850 feet of the Northeast 1/4 of Section 22, Township 35 North, Range 13, East of the Third Principal Meridian, (except the South 250 feet of the East 475 feet and except Matteson Highlands Subdivision as per Plat thereof recorded July 6, 1962 as Document Number 18525670) in Cook County, Illinois.

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*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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