

UNOFFICIAL COPY

Doc# 2213007266 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2022 02:42 PM Pg: 1 of 2

Dec ID 20220401693446
ST/CO Stamp 1-402-845-072 ST Tax \$100.00 CO Tax \$50.00
City Stamp 0-248-100-752 City Tax: \$1,103.88

22148887 2/3

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 22148887

THIS INDENTURE WITNESSETH, that the Grantor(s), Erika M. Flowers f/k/a Erika M. Brown, married to Richard Flowers of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO With One Accord Properties LLC, 8750 Argyle Ave. St. Louis, MO 63113, the following described real estate, to-wit:

* Series 1

LOT 151 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-30-206-038-0000

Address of Real Estate: 7144 S Marshfield, Chicago, IL ~~60620~~
60636

NOT HOMESTEAD PROPERTY

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 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; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 24th Day of April, 20 22

Erika M. Flowers f/k/a Erika M. Brown
Erika M. Flowers f/k/a Erika M. Brown

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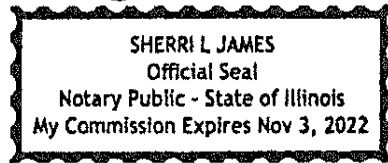
STATE OF IL

COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Erika M. Flowers f/k/a Erika M. Brown, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 24 day of April, 2022.

Sherril L James
Notary Public



This Instrument was prepared by:
Joan D. Clay
6127 S. University Ave., Ste. 1029
Chicago IL 60637

Future Tax Bills to:

One Account Properties
8750 Argyle Ave.
S. Louis MO
63114

After recording return document to:

Sam

REAL ESTATE TRANSFER TAX		uo-May-2022
	COUNTY:	50.00
	ILLINOIS:	100.00
	TOTAL:	150.00
20-30-206-038-0000 20220401693446 1-402-845-072		

REAL ESTATE TRANSFER TAX		uo-May-2022
	CHICAGO:	750.00
	CTA:	300.00
	TOTAL:	1,050.00 *
20-30-206-038-0000 20220401693446 0-248-100-752		
* Total does not include any applicable penalty or interest due.		