

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

GOT-1023244-G  
# 1 of 3

Doc#. 2217517132 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/24/2022 01:23 PM Pg: 1 of 3

Dec ID 20220601646084  
ST/CO Stamp 0-083-290-192 ST Tax \$249.00 CO Tax \$124.50  
City Stamp 2-029-447-248 City Tax: \$2,614.50

THE GRANTOR, Flash Real Estate, 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, for and in consideration of TEN & 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to ANGEL WILLIAMS, a single person of Chicago, IL, party of the second part, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 25-28-412-049-0000

Address(es) of Real Estate: 12523 South Harvard Avenue,  
Chicago, IL 60628

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 20 day of May, 2022.

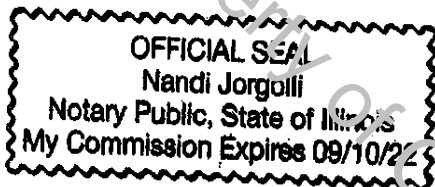
By: Kathryn Johnson  
Signature of Authorized Member of Manager  
\_\_\_\_\_  
Name of Authorized Member or Manager

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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 aforesaid, CERTIFY THAT, Kathy Szuba, personally known to me to be the Authorized Member or manager of Flash Real Estate, LLC, an Illinois Limited Liability Company, and 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 said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20<sup>th</sup> day of May, 20 22.



Nandi Jorgolli  
Notary Public

Prepared by:  
Jorgolli Law, Ltd.  
28410 Flamingo Court  
Lombard, IL 60148

Mail to: Angel Williams  
12523 South Harvard Ave.  
Chicago, IL 60628

Name and Address of Taxpayer: Angel Williams  
12523 South Harvard Ave.  
Chicago, IL 60628

REAL ESTATE TRANSFER TAX		23-Jun-2022
	CHICAGO:	1,867.50
	CTA:	747.00
	TOTAL:	2,614.50 *

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

REAL ESTATE TRANSFER TAX		23-Jun-2022
	COUNTY:	124.50
	ILLINOIS:	249.00
	TOTAL:	373.50

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LOT THREE (3) IN BRANDT'S RESUBDIVISION THE WEST 1/2 OF LOT 14, IN ANDREW'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 8/8/1956 AS DOCUMENT 16663984, IN COOK COUNTY, ILLINOIS.

Pin: 25-28-412-049-0000

Property of Cook County Clerk's Office