

UNOFFICIAL COPY

41070493 '13
QUIT CLAIM DEED

Doc#: 2220721083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2022 10:35 AM Pg: 1 of 5

Dec ID 20220701689363
ST/CO Stamp 1-711-795-280

GIT

THIS INDENTURE WITNESSETH, that the Grantor, Custom Flipz LLC, of the City of South Holland, County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to Custom Flipz Construction and Property Management LLC, of the City of South Holland, County of Cook and State of Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 17229 Langley Ave, South Holland, IL 60473
P.I.N.: 29-27-212-023-0000

Subject only to the following, if any: general real estate taxes for the year 2022 and subsequent years, and to grants, dedications, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this ^{11th} ~~23~~ day of ~~June~~ ^{may}, 2022

x Correda Rizer
Correda Rizer, Sole Member
Custom Flipz LLC

This Instrument was Prepared by:
Kathleen O'Keefe-Rivera
Attorney at Law
55 W. Wacker Dr., Suite 1400
Chicago, IL 60601

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of
Paragraph e" Section 4, Real
Estate Transfer Tax Act.

5-11-22 x Correda Rizer
Date Buyer, Seller or Representative

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Correda Rizer, 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 he/she signed, sealed and delivered the said instrument as his/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 23 day of June, 2022.





Linda J Minnich (Notary Public)

Mail to:

Send Subsequent bills to:

Correda Rizer
17229 Langley Ave
South Holland, IL 60473

Correda Rizer
17229 Langley Ave
South Holland, IL 60473

REAL ESTATE TRANSFER TAX		25-Jul-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-27-212-023-0000 20220701689363 1-711-795-280		

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION:

LOT 133 IN THORNWOOD ESTATES 1ST ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES IN COOK COUNTY, ILLINOIS, ON SEPTEMBER 14, 1970, AS DOCUMENT NUMBER 2521381.

Property of Cook County Clerk's Office

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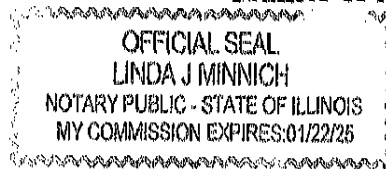
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6-23-11, 20 22

Signature: X Correda Rizer
Grantor or Agent

Subscribed and sworn to before me
By the said Correda Rizer
This 23, day of June, 20 22
Notary Public Linda J Minnich



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 6-23-11, 20 22

Signature: X Correda Rizer
Grantee or Agent

Subscribed and sworn to before me
By the said Correda Rizer
This 23, day of June, 20 22
Notary Public Linda J Minnich



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Custom Flipz**
Mailing Address: **17229 Langley, South Holland, IL 60473**
Telephone No.: **312-208-6405**
Attorney or Agent: **Correda Rizer**
Telephone No.: **312-208-6405**
Property Address: **17229 Langley Ave.**
South Holland, IL 60473
Property Index Number (PIN): **29-27-212-023-0006**
Water Account Number: **0080011000**
Date of Issuance: **7/18/2022**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on July 18, 2022 by

Bret A Scott
Bret A Scott
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Mitchell R. Keddell
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.