

# UNOFFICIAL COPY

Doc#: 2223520038 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/23/2022 07:33 AM Pg: 1 of 3

Dec ID 20220101612462  
ST/CO Stamp 0-360-581-712 ST Tax \$115.00 CO Tax \$57.50  
City Stamp 0-629-017-168 City Tax: \$1,279.00

**WARRANTY DEED  
STATUTORY (Illinois)  
(Individual to Corporation)**

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, that the Grantor(s), Charity Burchett, not married, 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 Platinum Investment Properties Group, LLC, of 15744 S. LaGrange Road, Orland Park, IL 60462, County of Cook, the following described real estate, to-wit:

**PLEASE SEE ATTACHED LEGAL DESCRIPTION**

Permanent Real Estate Index Number: 20-20-222-011 - 0000

Address of Real Estate: 6529 S. Peoria Street, Chicago IL 60621

**SUBJECT TO:** existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Dated this 15<sup>th</sup> Day of July, 2022

Charity Burchett  
Charity Burchett

10060484  
1 OF 20

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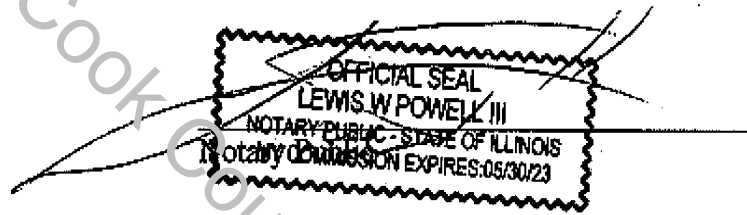
STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Charity Burchett, personally known to me to be the same person(s) whose names is subscribed to the foregoing instrument, as having executed the same, 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 waiver of the right of homestead.

Given under my hand and Notarial Seal this 15<sup>th</sup> day of July, 2022

Commission expires May 30 2023


This instrument was prepared by Lewis W. Powell, III, 53 W. Jackson, Suite 1222, Chicago Illinois 60604





This Instrument was prepared by:  
Lewis W. Powell, III  
53 W. Jackson Blvd., Suite 1222  
Chicago, IL 60604

**Future Tax Bills to:**  
Platinum Investment Properties Group  
15774 S LaGrange Rd #223  
Orland Park IL 60462

**After Recording Return Document to:**  
Platinum Investment Properties Group LLC  
15774 S. LaGrange Rd #223  
Orland Park IL 60462

REAL ESTATE TRANSFER TAX		19-Aug-2022
	CHICAGO:	862.50
	CTA:	345.00
	<b>TOTAL:</b>	<b>1,207.50 *</b>
20-20-222-011-0000   20220101612462   0-629-017-168		

REAL ESTATE TRANSFER TAX		19-Aug-2022
	COUNTY:	57.50
	ILLINOIS:	115.00
	<b>TOTAL:</b>	<b>172.50</b>
20-20-222-011-0000   20220101612462   0-360-581-712		

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

**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

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ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Exhibit A - Legal Description**

Lot 85 in Hart and Frank's Subdivision of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office