

UNOFFICIAL COPY



2301841018D

BT 2210022-01871
(192)
Warranty Deed

Doc# 2301841018 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2023 09:30 AM PG: 1 OF 7

Statutory (ILLINOIS)
(Individual to Individual)

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

Above Space for Recorder's Use Only

THE GRANTOR(S) Cynthia Florence, _____, and Tonnie Flowers-Florence, unmarried, and Charles Florence III, _____, heirs of Charles Florence, Jr., ***

for and in consideration of (\$10) TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

Ellis Nascentia LLC,

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

LOT 87 IN BLOCK 4 IN HILLIARD AND DOBBINS 1ST ADDITION TO WASHINGTON HEIGHTS, OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCRODING TO THE PLAT RECORDED AS DOCUMENT 56514, IN COOK COUNTY, ILLINOIS

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

Permanent Index Number (PIN): 25-08-101-022-0000

Address(es) of Real Estate: 9623 S. Beverly Ave. ***
Chicago, IL 60643

***This is not homestead property of any of the Grantors or any spouses of Grantors.

Dated this 8th day of December, 2022

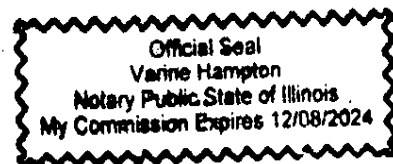
PLEASE PRINT OR TYPE NAMES BELOW
Cynthia Florence (SEAL) Tonnie Flowers-Florence (SEAL)
Cynthia Florence (SEAL)

SIGNATURE(S) Charles Florence III

REAL ESTATE TRANSFER TAX 22-Dec-2022



CHICAGO: 600.00
CTA: 240.00
TOTAL: 840.00 *



25-08-101-022-0000 | 20221201613971 | 0-302-955-856

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

PAGE 1

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SC
INT JP

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

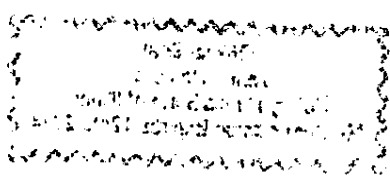
COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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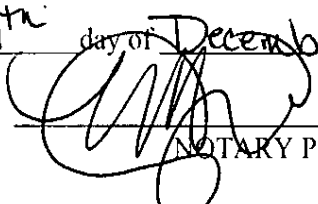
Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		17-Jan-2023
	COUNTY:	40.00
	ILLINOIS:	80.00
	TOTAL:	120.00
25-08-101-022-0000	20221201613971	0-960-736-080



UNOFFICIAL COPY

State of IL, County of COOK ss, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Cynthia Florence personally known to me to be the same person(s) whose
 name(s) 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 14th day of December 2022.
 Commission expires 12-8 2024

 NOTARY PUBLIC

State of _____, County of _____ ss, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Tonnie Flowers-Florence personally known to me to be the same person(s)
 whose name(s) 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 _____ day of _____,
 Commission expires _____
 NOTARY PUBLIC

State of _____, County of _____ ss, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Charles Florence III personally known to me to be the same person(s) whose
 name(s) subscribed to the foregoing instrument, appeared before me this day in
 person, and acknowledged that he signed, sealed and delivered the said
 instrument as his 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 _____ day of _____,
 Commission expires _____
 NOTARY PUBLIC

This instrument was prepared by: J. Thomas Witek, 3315 Algonquin, Suite 600, Rolling Meadows, IL 60008.

~~MAIL TO:~~

Kyle D. Garner
 9722 S. LEAVITT ST
 CHICAGO, IL 60643

Grantee's Address

SEND SUBSEQUENT TAX BILLS TO:

Kyle D. Garner
 9722 S. LEAVITT ST
 CHICAGO, IL 60643

UNOFFICIAL COPY

Warranty Deed

**Statutory (ILLINOIS)
(Individual to Individual)**

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

Above Space for Recorder's Use Only

THE GRANTOR (S) Cynthia Florence, _____, and Tonnie Flowers-Florence, unmarried, and Charles Florence III, _____, heirs of Charles Florence, Jr., ***

for and in consideration of (\$10) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to

Ellis Nascentia LLC,

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

LOT 87 IN BLOCK 4 IN HILLIARD AND DOBBINS 1ST ADDITION TO WASHINGTON HEIGHTS, OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCRODING TO THE PLAT RECORDED AS DOCUMENT 56514, IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

Permanent Index Number (PIN): **25-08-101-022-0000**

Address(es) of Real Estate: **9623 S. Beverly Ave. # ***
Chicago, IL 60643**

***This is not homestead property of any of the Grantors or any spouses of Grantors.

Dated this 8th day of December, 2022

PLEASE	_____ (SEAL)	_____ (SEAL)
PRINT OR	Cynthia Florence	Tonnie Flowers-Florence
TYPE NAMES		
BELOW	_____ (SEAL)	
SIGNATURE(S)	Charles Florence III	

UNOFFICIAL COPY

State of _____, County of _____ ss, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Cynthia Florence personally known to me to be the same person(s) whose
 name(s) 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 _____ day of _____, _____.

Commission expires _____, _____

NOTARY PUBLIC

State of _____, County of _____ ss, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Tonnie Flowers-Florence personally known to me to be the same person(s)
 whose name(s) 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 _____ day of _____, _____.

Commission expires _____, _____

NOTARY PUBLIC

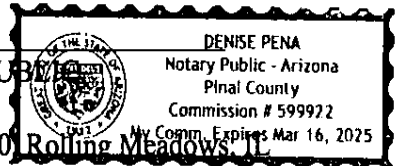
State of AZ, County of Pinal ss, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Charles Florence III personally known to me to be the same person(s) whose
 name(s) subscribed to the foregoing instrument, appeared before me this day in
 person, and acknowledged that he signed, sealed and delivered the said
 instrument as his 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 8th day of December, 2022.

Commission expires March 16, 2025

[Signature]

NOTARY PUBLIC



This instrument was prepared by: J. Thomas Witek, 3315 Algonquin, Suite 600 Rolling Meadows, IL 60008.

~~MAIL TO:~~

Kyle D. GAENER
 9722 S. LEAVITT ST
 CHICAGO, IL 60643

Grantee's Address

SEND SUBSEQUENT TAX BILLS TO:

Kyle D. GAENER
 9722 S. LEAVITT ST
 CHICAGO, IL 60643

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Warranty Deed

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(Individual to Individual)

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Oakbrook Terrace, IL 60181

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Permanent Index Number (PIN): 25-08-101-022-0000

Address(es) of Real Estate: 9623 S. Beverly Ave. ***
Chicago, IL 60643

***This is not homestead property of any of the Grantors or any spouses of Grantors.

Dated this 8th day of December, 2022

Tonnie Flowers-Florence

PLEASE _____ (SEAL) _____ (SEAL)
PRINT OR) Cynthia Florence Tonnie Flowers-Florence
TYPE NAMES
BELOW _____ (SEAL)
SIGNATURE(S) Charles Florence III

UNOFFICIAL COPY

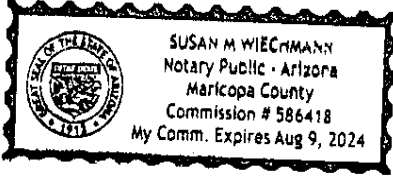
State of _____, County of _____ ss. I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Cynthia Florence personally known to me to be the same person(s) whose
 name(s) subscribed to the foregoing instrument, appeared before me this day in
 person, 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 _____ day of _____.

Commission expires _____

NOTARY PUBLIC

State of ARIZONA County of MARICOPA ss, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Tonnie Flowers-Florence personally known to me to be the same person(s)
 whose name(s) 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 08 day of DECEMBER 2022

Commission expires 08-09-2024

NOTARY PUBLIC

State of _____, County of _____ ss. I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 Charles Florence III personally known to me to be the same person(s) whose
 name(s) subscribed to the foregoing instrument, appeared before me this day in
 person, and acknowledged that he signed, sealed and delivered the said
 instrument as his 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 _____ day of _____.

Commission expires _____

NOTARY PUBLIC

This instrument was prepared by: J. Thomas Witek, 3315 Algonquin, Suite 600, Rolling Meadows, IL 60008.

Grantee's Address
 SEND SUBSEQUENT TAX BILLS TO:

~~MAIL TO:~~
 Kyle D. Garner
 9722 S. LEAVITT ST
 CHICAGO, IL 60643

Kyle D. Garner
 9722 S. LEAVITT ST
 CHICAGO, IL 60643