

# UNOFFICIAL COPY

Doc#. 2302546041 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/25/2023 10:03 AM Pg: 1 of 2

## WARRANTY DEED

THE GRANTOR, Latoya Wells, a single woman, of the Village of Richton Park, State of Illinois, County of Cook, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants to Angela Bland, a single woman, of 9615 S. Sangamon Street, Chicago, State of Illinois 60643, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Dec ID 20230101636217

ST/CO Stamp 0-672-660-304 ST Tax \$229.00 CO Tax \$114.50

### LEGAL DESCRIPTION:

LOTS 23 AND 24, AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS IN BLOCK 7 IN FLOSSMOOR HIGHLANDS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1925 AS DOCUMENT NUMBER 9068269, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 31-02-310-019-000; 31-02-310-020-000

Address: 18910 Springfield Avenue, Flossmoor, IL 60422

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments, if any; general real estate taxes for the year 2022 and subsequent years.

FIRST AMERICAN

File # AF 1031312  
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*Latoya Wells*  
Latoya Wells

State of Illinois )  
County of Cook ) ss  
  )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, CERTIFY THAT Latoya Wells personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and official seal, this 20 day of January 2023

Commission expires 1/25/2025



*Linda Minnich*  
Notary Public

**AFTER RECORDING:**

Mail To:  
**ANGELA BLAND**  
**18910 SPRINGFIELD AVE**  
**FLOSSMOOR, IL 60422**

Send Subsequent Tax Bills To:  
Angela Bland  
18910 Springfield Avenue  
Flossmoor, IL 60422

This instrument was prepared by:  
*M. King*  
The Law Office of Melanie King  
1319 Berry Lane  
Flossmoor, Illinois 60422  
708-768-1953