

# UNOFFICIAL COPY

Doc#: 2317106290 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/20/2023 01:37 PM Pg: 1 of 2



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

236N W 0483425X - Bm lgl

Dec ID 20230601643904  
ST/CO Stamp 1-001-330-384 ST Tax \$59.00 CO Tax \$29.50  
City Stamp 1-308-923-600 City Tax: \$619.50

THE GRANTOR, LIEN GROUP LLC, an Illinois limited liability company in good standing, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, KARLA MOORE, a single person, who resides at 2719 S. Austin, Cicero, Illinois 60804, all right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 42 IN BLOCK 3 OF BENEDICT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

to hold in FEE SIMPLE ABSOLUTE, hereby waiving all rights, homestead rights and claims thereto.

### **SUBJECT TO:**

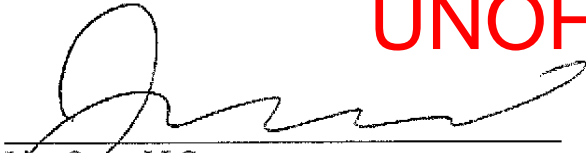
Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 20-20-415-007-0000

Address of Real Estate: 6813 S. Green St., Chicago, IL 60621

Dated: June 12, 2023

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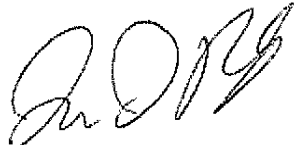
  
 Lien Group LLC  
 By: Jacob Counne, Sole Member and Manager

STATE OF ILLINOIS                    )  
   ) ss.  
 COUNTY OF COOK                     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jacob Counne**, 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 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 official seal on 6/12/2023





(Notary Public)

**Prepared By:** Ira Piltz  
 8170 Mc Cormick Blvd, Suite 116  
 Skokie, IL 60076

**Mail To:**  
 Karla Moore  
 2719 W. Austin  
 Cicero, IL 60804

**Name and Address of Taxpayer:**  
 Karla Moore  
 2719 W. Austin  
 Cicero, IL 60804

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