

UNOFFICIAL COPY

1026138 10x2

WARRANTY DEED

Statutory
(Illinois)

Return to:
Keland Title Services
Proquois Ave.,
Naperville, IL 60563

Doc#: 2319328115 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2023 10:25 AM Pg: 1 of 3

Dec ID 20230601657405
ST/CO Stamp 1-938-415-312 ST Tax \$275.00 CO Tax \$137.50

Mail to:

Sebastian Kos Law Office
119 S. Vine St.
Hinsdale, IL 60521

Name & address of taxpayer:

Maurice Champion
14734 Keystone Ave.
Midlothian, IL 60445

THE GRANTOR, **Trio Investment Properties, LLC**, of Shorewood, Illinois a limited liability company, created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company.

CONVEY AND WARRANT to **Maurice Champion**, ~~a married man~~, *and Laurene Champion, husband & wife, as tenants by the entirety.* of 3634 West 85th Place, Chicago, IL 60652, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 22 IN BLOCK 2 IN A. H. KRAUS REALTY COMPANY'S HEART OF MIDLOTHIAN RESUBDIVISION OF BLOCKS 1, 12 AND 14 IN MIDLOTHIAN GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1925 AS DOCUMENT NUMBER 8796657, IN COOK COUNTY, ILLINOIS.

NON-HOMESTEAD PROPERTY

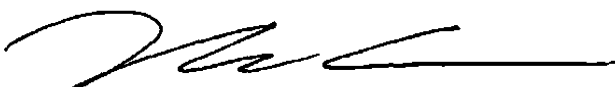
Subject to general real estate taxes not due and payable at time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 in fee simple forever.

Permanent index number(s): 28-10-403-021-0000

Property address: 14734 Keystone Ave., Midlothian, IL 60445

DATED this 27th day of June, 2023.



Michael Okoye, Authorized Agent
Trio Investment Properties, LLC



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp
6270

REAL ESTATE TRANSFER TAX

10-Jul-2023

		COUNTY:	137.50
		ILLINOIS:	275.00
		TOTAL:	412.50

28-10-403-021-0000

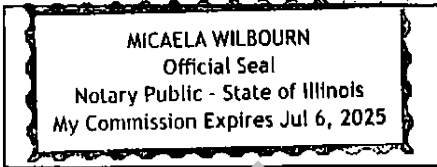
| 20230601657405 | 1-938-415-312

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WARRANTY DEED

Statutory (Illinois)

State of Illinois, County of Dwight ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Okoye, Authorized Agent of Trio Investment Properties, LLC



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 the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 27 day of June, 2023.

Commission expires July 6, 2025

Micaela Wilbourn
Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda L. Murzyn, Attorney at Law
1300 Iroquois Avenue, Suite 125
Naperville, IL 60563

Property of Cook County Clerk's Office

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Pin: 28-10-403-021 0000

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