



2320222018D

Doc# 2320222018 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2023 12:43 PM PG: 1 OF 2

WARRANTY DEED

File No: 23157295 ²/₄

THIS INDENTURE WITNESSETH, that the Grantor(s), Jah Property Group LLC, a Nevada limited liability company, of the County of Clark and State of Nevada 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 Property 52 LLC, an Illinois limited liability company, of 2327 Mast Court, Flossmoor, IL 60422, the following described real estate, to-wit:

LOT 18 IN BLOCK 12 IN HAZEL CREST PARK, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-30-111-025-0000

Address of Real Estate: 16864 Head Ave., Hazel Crest, IL 60429

Subject to the following restrictions: a) all taxes and special assessments for the year 2022, 2nd installment and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 14 Day of June, 2023

J. Hill

REAL ESTATE TRANSFER TAX



COUNTY: 0.0
ILLINOIS: 0.0
TOTAL: 0.0

11-Jul-202

29-30-111-025-0000

20230601653357 | 0-422-395-600

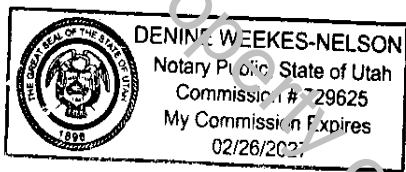
UNOFFICIAL COPY

STATE OF Utah

COUNTY OF Washington SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Vincent Hill, Manager of Jah Property Group LLC, a Nevada limited liability company, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 24 day of June, 2023



Denine Weekes-Nelson
Notary Public

This Instrument was prepared by:
Investors Title Services LLC
122 West Main Street, 2nd Floor
West Dundee IL 60118

Mail to and Future Tax Bills to: Property 52 LLC, 2327 Mast Court, Flossmoor, IL 60422

PROPERTY OF COOK COUNTY CLERK'S OFFICE