

UNOFFICIAL COPY

JT-23-2061

WARRANTY DEED

Statutory (ILLINOIS)

Doc#: 2322606219 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/14/2023 02:08 PM Pg: 1 of 3

Dec ID 20230701686663

ST/CO Stamp 0-140-720-592 ST Tax \$260.00 CO Tax \$130.00

City Stamp 0-811-809-232 City Tax: \$2,730.00

THE GRANTOR, Fancy Flipz, LLC.

by Letita Dorsey,

Manager, Of the City of

Chicago, County of

Cook, State of Illinois,

FOR **TEN AND 00/100 DOLLARS**

(\$10.00) and other good and

valuable consideration in

hand paid,

CONVEY(S) and WARRANT(S) to Victoria Velasquez, *a married woman of Cook County, Illinois*

the following described Real Estate situated in the County of Cook in the

State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Index Number(s) 25-22-319-031-0000

Address(es) of Real Estate: 136 E. 118th Place, Chicago, Illinois, 60628

This 26th day of July, 2023

BY Letita Dorsey
Letita Dorsey, Manager

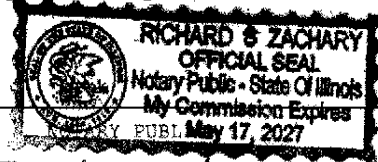
UNOFFICIAL COPY

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Letita Dorsey, personally known to me personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President, he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of July, 2023

Commission expires May 17, 2027



[Handwritten Signature]

This instrument was prepared by John Klytta, 1645 Birchwood, Des Plaines, IL 60018
(NAME AND ADDRESS)

MAIL RECORDED DEED TO:

Victoria Velasquez
136 E 118th Place
Chicago, IL 60628

SEND SUBSEQUENT TAX BILLS TO:

Victoria Velasquez
136 E 118th Place
Chicago, IL 60628

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

Property Description

Lot 17 in the Subdivision of Block 5 in Kensington in the Southwest 1/4 of Section 22,
Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Property 1:

25-22-319-031-0000

136 East 118th Place, Chicago, IL, 60628

Property of Cook County Clerk's Office