

WARRANTY DEED

UNOFFICIAL COPY

Doc#: 2322808039 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2023 09:53 AM Pg: 1 of 3

Dec ID 20230701673372
ST/CO Stamp 1-000-080-848 ST Tax \$97.00 CO Tax \$48.50
City Stamp 1-215-038-928 City Tax: \$1,018.50

11a

OC23004751

FIDELITY NATIONAL TITLE

THIS INDENTURE WITNESSETH, that the Grantor(s), **Construction Rehab Services LLC of 6232 N. Pulaski - #200, Chicago, IL 60646**, the County of Cook and State of Illinois 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,

Flipping Enterprise LLC, Illinois Limited Liability Company

the following described real estate, to-wit:

LOT 12 IN BLOCK 3 IN HOMELAND HEIGHTS SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-32-226-029-0000

Property Address: 8240 S. Morgan, Chicago, IL 60620

Subject to the following restrictions: a) all taxes and special assessments, if any 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.

Prop. of Cook County Clerk's Office

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Warranty Deed

Dated this 17th Day of July, 2023

Aaron Lockhart
Aaron Lockhart, as Manager
Construction Rehab Services LLC

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **Aaron Lockhart, as Manager of Construction Rehab Services LLC** 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 17th day of July, 2023.

[Signature]
Notary Public



This Instrument was prepared by:
Law Office of Erika C. Norton
15948 Woodlawn West Ave.
South Holland IL 60473



mail recorded deed to/
Future Tax Bills to/
Grantees Address:
Flipping Enterprise LLC
4122 Core Ln APT D.
Glenview IL 60025

~~After recording return document to:~~

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REAL ESTATE TRANSFER TAX

15-Aug-2023

		COUNTY:	48.50
		ILLINOIS:	97.00
		TOTAL:	145.50
20-32-226-029-0000		20230701673372 1-000-080-848	

REAL ESTATE TRANSFER TAX

15-Aug-2023

	CHICAGO:	727.50
	CTA:	291.00
	TOTAL:	1,018.50 *
20-32-226-029-0000 20230701673372 1-215-038-928		

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office