

# UNOFFICIAL COPY

**Fidelity National Title OC23014613**

Doc#: 2325813321 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2023 11:06 AM Pg: 1 of 4

Dec ID 20230801613792  
ST/CO Stamp 1-797-922-256 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 1-132-207-568 City Tax: \$2,625.00

## **WARRANTY DEED ILLINOIS STATUTORY**

(LLC to Individuals)

\_\_\_\_\_  
(The Above Space for Recorder's Use Only)

THE GRANTOR, **10015 CRANDON FLIP LLC**, a limited liability company created and existing under and by virtue of the laws of the State of and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Manager of said limited liability company, for an in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, does hereby CONVEY and WARRANT to **Christine Johnson and Timothy Brown**, \_\_\_\_\_, of \_\_\_\_\_ all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as tenants in common, but as joint tenants, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 25-12-412-065-0000

Property Address: 10015 S. Crandon Ave., Chicago, IL 60617

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



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## EXHIBIT A LEGAL DESCRIPTION

LOT 12 (EXCEPT THE SOUTH 4 FEET THEREOF) AND LOT 11 (EXCEPT THE NORTH 12 FEET THEREOF) IN BLOCK 20 IN CALUMET TRUST'S SUBDIVISION IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED DECEMBER 30, 1925 AS DOCUMENT 9137462, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-12-412-065-0000

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Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

14-Sep-2023



<b>COUNTY:</b>	125.00
<b>ILLINOIS:</b>	250.00
<b>TOTAL:</b>	375.00

25-12-412-065-0000

| 20230801613792 | 1-797-922-256

**REAL ESTATE TRANSFER TAX**

14-Sep-2023



<b>CHICAGO:</b>	1,875.00
<b>CTA:</b>	750.00
<b>TOTAL:</b>	2,625.00 *

25-12-412-065-0000 | 20230801613792 | 1-132-207-568

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

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