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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

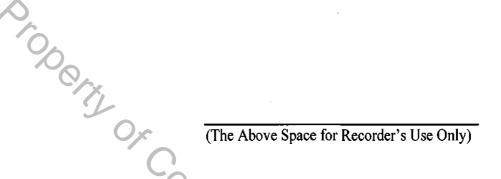
Dec ID 20230801613792

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)



SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS LXFIBIT "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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Dated this 22md day of August, 200	23
10015	Crandon Flip LLC, a Limited Liability Company
_	(pd)
By:	obert O. Ablorh
	s: Authorized Signatory

STATE OF IL) COUNTY OF COOK) SS	
I, the undersigned, a Notary Public, in and CERTIFY, that Robert O. Ablorh, personall subscribed to the foregoing instrument, ap	I for the County and State aforesaid, DO HEREBY y known to me to be the same person whose name is peared before me this day in person, and severally
	vered the said instrument, pursuant to authority given
	npany, as their free and voluntary act, and as the free
forth.	ability company, for the uses and purposes therein set
	and h
Given under my hand and notarial s	tea!, this and day of August, 2023.
	Marke M Bosses
	Notar, Public
	TVO-diff duffe
	OFFICIAL SEAL
	I LICOLE MI RI ASGEN
THIS INSTRUMENT PREPARED BY:	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 07/27/2026
Marneris Law, P.C.	MT COMMISSION
10661 South Roberts Road, Suite 107	\S_{\infty}
Palos Hills, IL 60465	O _x
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Law Offices of Thomas W. Lynch, P.C.	Christine Johnson
9231 S. Roberts Rd.	10015 S. Crandon Ave.
Hickory Hills, IL 60457	Chicago, IL 60617

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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 Inde: Number(s): 25-12-412-065-0000

S. Crai.

Of Collings Clerk's Office Property Address: 10015 S. Crandon Ave., Chicago, IL 60617

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REAL ESTATE TRANSFER TAX

14-Sep-2023





COUNTY: ILLINOIS: TOTAL: 125.00 250.00 375.00

25-12-412-065-0000

20230801613792 | 1-797-922-256

REAL ESTATE TRANSFER TAX

14-Sep-2023

CHICAGO: 1,875.00 CTA: 750.00 2,625.00 * TOTAL:

25-12-412-065-0100 | 20230801613792 | 1-132-207-568

iny application of Cook Collings Clerk's Office * Total does not include any applicable penalty or interest due.