

UNOFFICIAL COPY

Doc#: 2330513183 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2023 01:19 PM Pg: 1 of 2



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

2361/W/048337SL BM

1q2

Dec ID 20230401609326
ST/CO Stamp 0-598-288-336 ST Tax \$78.00 CO Tax \$39.00
City Stamp 1-275-996-112 City Tax: \$819.00

THE GRANTOR, Lien Group LLC, an Illinois limited liability company, in good standing, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, NICOLE THOMAS, a single person, who resides in the City of Chicago, State of Illinois, all right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 12 FEET OF LOT 34 AND THE SOUTH 19 FEET OF LOT 35 IN BLOCK 16 IN WILLIAM V. JACOB'S SUBDIVISION OF BLOCKS 10 TO 16 BOTH INCLUSIVE OF CALUMET AND CHICAGO CANAL AND DOCK CO'S SUBDIVISION OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2; ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD; ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD; ALL THAT PART OF THE NORTH WEST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 2, LYING EAST OF THE ILLINOIS CENTRAL RAIL ROAD, THE WEST 3/4 OF THE NORTH 1/2 AND THE WEST HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

to hold in FEE SIMPLE ABSOLUTE, hereby waiving all rights, homestead rights and claims thereto.

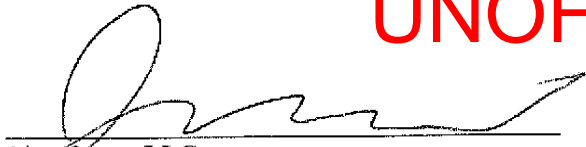
SUBJECT TO:

Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 25-02-312-011-0000

Property address: 9229 S. Dobson Ave Chicago IL 60619

UNOFFICIAL COPY

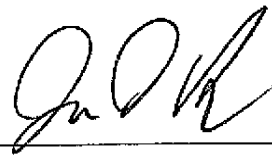

Lien Group LLC
By: Jacob Counne, Sole Member and Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jacob Counne**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

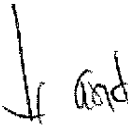
Given under my hand and official seal on 10/26/2023.



 (Notary Public)

Prepared By: Ira Piltz
8170 Mc Cormick Blvd, Suite 116
Skokie, IL 60076

Mail To:


Name and Address of Taxpayer:
Nicole Theards
9229 S. Dearborn Ave
Chicago, IL 60619

Property of Cook County Clerk's Office