

# UNOFFICIAL COPY

23-2634185  
**WARRANTY DEED  
GENERAL**

Doc#: 2331341019 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 09:39 AM Pg: 1 of 3

Dec ID 20231001661021  
ST/CO Stamp 2-111-760-336 ST Tax \$410.00 CO Tax \$205.00  
City Stamp 0-151-185-360 City Tax: \$4,305.00

Subsequent Tax Bills to:

Dean Master LLC  
7414 S Prairie Ave  
Chicago, IL 60619

Mail to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE GRANTOR(S), Lvs M. Thrailkill, a widow, and Brian Thrailkill, divorced and not since remarried, as tenants in common, with an address of

14626 Prince Drive South Holland, IL 60473  
of the Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO:

Dean Master LLC, An Illinois Limited Liability Company,  
with an address of 7414 S Prairie Ave  
Chicago, IL in the form of ownership: **Fee Simple** all interest

in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

**\*\*NOT A HOMESTEAD PROPERTY\*\***

**LEGAL DESCRIPTION:**

**SEE ATTACHED**

**Commonly known as:** 8009 S Phillips Ave Chicago IL 60617  
**Permanent Real Estate Index Number:** 21-31-109-045-0000

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises.

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

REAL ESTATE TRANSFER TAX 02-Nov-2023



CHICAGO: 3,075.00  
CTA: 1,230.00  
TOTAL: 4,305.00

21-31-109-045-0000 | 20231001661021 | 0-151-185-360

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

REAL ESTATE TRANSFER TAX 02-Nov-2023



COUNTY: 205.00  
ILLINOIS: 410.00  
TOTAL: 615.00

21-31-109-045-0000 | 20231001661021 | 2-111-760-336

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Dated: 20 day of October, 2023.

Eva M. Thrailkill  
Eva M. Thrailkill

Brian Thrailkill  
Brian Thrailkill

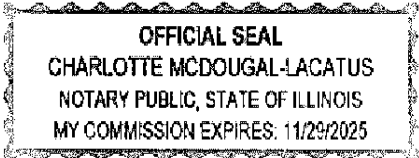
State of ILLINOIS

County of COOK

} SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eva M. Thrailkill and Brian Thrailkill, signed are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of October, 2023.



Charlotte McDougal-Lacatus  
NOTARY PUBLIC  
Commission expires 11/29, 2025

**This instrument was prepared by**  
**Chicagoland Property Law, LLC.**  
Mitchell T. Mancione Attorney at Law  
5521 N. Cumberland Ave,  
Suite 1120  
Chicago, IL 60656



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## LEGAL DESCRIPTION

Lot 51 (Except the North 20 feet), Lot 52 and North 5 feet of Lot 53 in Speight and Others Subdivision of the 17.177 acres Lying South of the Baltimore and Ohio Railroad in the North West 1/4 of the North West 1/4 of the Section 31, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		02-Nov-2023
	CHICAGO:	3,975.00
	OTA:	1,230.00
	<b>TOTAL:</b>	<b>4,305.00 *</b>

21-31-103-045-0000 | 20231001861021 | 0-151-185-360  
 \* Total does not include any applicable penalty or interest etc.

REAL ESTATE TRANSFER TAX		02-Nov-2023
	COUNTY:	205.00
	ILLINOIS:	410.00
	<b>TOTAL:</b>	<b>615.00</b>

21-31-103-045-0000 | 20231001861021 | 2-11-763-335

Property of Cook County Clerk's Office