

# UNOFFICIAL COPY

Doc#: 2333833045 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/04/2023 09:46 AM Pg: 1 of 3

Dec ID 20231101680474  
ST/CO Stamp 0-642-441-168 ST Tax \$215.00 CO Tax \$107.50

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Third Coast Holdings LLC  
1238 W. Newport Avenue  
Chicago, IL 60657

LT 410786306-1/3

The Above Space for Recorder's Use Only)

THE GRANTOR Third Coast Holdings LLC, a Limited Liability Company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Shurell Boston, a single woman, of Richton Park, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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

Permanent Index Number(s): 28-35-414-021-0000

Property Address: 18202 Fountainbleau Drive, Hazel Crest, IL 60429

**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.

Dated this 22 day of November, 2023.



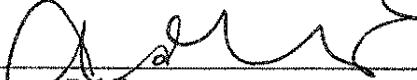
Third Coast Holdings LLC  
Tom Dekoven, its Manager

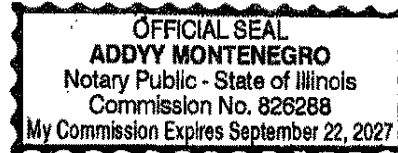
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STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tom Dekoven 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 it signed, sealed and delivered in the instrument as its 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 22 day of November, 2023

  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Skalnik Legal Services - *Kevin Skalnik*  
1018 West Madison Street, Suite 2A  
Chicago, IL 60607

MAIL TO:  
The Law Office of Dionna Reynolds, LLC  
9721 W. 165th Street, Suite 22  
Orland Park, IL 60467

SEND SUBSEQUENT TAX BILLS TO:  
Shurell Boston  
18202 Fountainbleau Drive  
Hazel Crest, IL 60429

| REAL ESTATE TRANSFER TAX |  | 29-Nov-2023 |
|--------------------------|--|-------------|
| COUNTY:                  |  | 107.50      |
| ILLINOIS:                |  | 215.00      |
| TOTAL:                   |  | 322.50      |

28-35-414-021-0000 | 20231101680474 | 0-642-441-168

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## EXHIBIT A LEGAL DESCRIPTION

LOT 266 IN CHATEAUX CAMPAGNE SUBDIVISION UNIT NUMBER "S"-4, BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1976 AS DOCUMENT NUMBER 23763863. IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office