

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE
OC23018349

Doc# 2335533048 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2023 09:52 AM Pg: 1 of 4

Dec ID 20231201695845
ST/CO Stamp 0-535-081-008 ST Tax \$300.00 CO Tax \$150.00

SPECIAL WARRANTY DEED

Limited Liability Company to Individual

THIS AGREEMENT, made this 10 day of December 2023, between THE GRANTOR, *Digiera Service, LLC*, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and *Brianna Dixon*, a single woman, of 341 Nokomis Street, Park Forest, IL 60466, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by Member(s) of said Limited Liability Company, by these presents does CONVEY(s) AND WARRANT(s) unto the party of the second part, all the following described real estate, situated in the County of COOK, in the State of Illinois, and known and described as follows, to wit:

SEE ATTACHED "LEGAL DESCRIPTION"

Subject only to: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements; if any, provided they do not interfere with the current use of the property.

Together with all and singular the hereditaments and appurtenances thereunto belonging, in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**.

UNOFFICIAL COPY

LEGAL DESCRIPTION:

LOT 194 IN BURNSIDE'S LAKEWOOD MANOR, UNIT NO. 6, A SUBDIVISION OF PART OF THE NORTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5123 Arquilla Drive, Richton Park, IL 60471

Permanent Tax Number: ~~30~~-33-206-027-0000

31-

Property of Cook County Clerk's Office

PREPARED BY:

David C. Beener
Beener Law, Ltd.
501 W. Ogden Avenue, Suite 7
Hinsdale, Illinois 60521-3184

GRANTEES ADDRESS

MAIL TO:

Brianna Dixon
341 NOKOMIS ST.
Park Forest, IL 60466

SEND SUBSEQUENT TAX BILLS TO:

Brianna Dixon
5123 Arquilla Dr
Richton Park, IL 60471

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

20-Dec-2023



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

31-33-206-027-0000

| 20231201695845 | 0-535-081-008

Property of Cook County Clerk's Office