

UNOFFICIAL COPY

Doc#: 2400313083 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2024 10:02 AM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)
(Individual to Corporation)

Dec ID 20231201602214
ST/CO Stamp 0-250-742-832 ST Tax \$100.00 CO Tax \$50.00
City Stamp 0-563-710-000 City Tax: \$1,050.00

GRANTOR:
KIMBERLY BESTER, A
Single Woman
of the City of Forney, County of
Kaufman, the State of Texas

For and in consideration of One Hundred Thousand Dollars
(\$100,000.00), in hand paid,

CONVEYS AND WARRANTS to:

FLIPSIDE GROUP LLC
915 W. 175TH ST. SUITE 1NW
HOMWOOD, ILLINOIS 60430

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

2314201041

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

**LOT 28 IN BLOCK 28 IN 2ND ADDITION TO SHILTON HEIGHTS, BEING A
SUBDIVISION OF PART OF THE WEST HALF OF THE EAST QUARTER OF THE WEST
HALF (EXCEPT 8 FEET OF THE NORTH 33 FEET AND SOUTH 33 FEET) AND THE
EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF (EXCEPT
THE NORTH 33 FEET AND SOUTH 33 FEET THEREOF) OF THE NORTHWEST
QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois, SUBJECT TO: covenants, conditions and restrictions of record.



Permanent Real Estate Index Number: 25-21-127-006-0000

Address of real estate: 11419 S. LOWE AVENUE, CHICAGO, ILLINOIS 60628




KIMBERLY BESTER

Dated: 12/15/2023

REAL ESTATE TRANSFER TAX	28-Dec-202
	COUNTY: 50.0
	ILLINOIS: 100.0
	TOTAL: 150.0

25-21-127-006-0000 | 20231201602214 | 0-250-742-832

REAL ESTATE TRANSFER TAX	28-Dec-2023
	CHICAGO: 750.00
	CTA: 300.00
	TOTAL: 1,050.00 *

25-21-127-006-0000 | 20231201602214 | 0-563-710-000

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

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STATE OF ILLINOIS

SS

COUNTY OF COOK

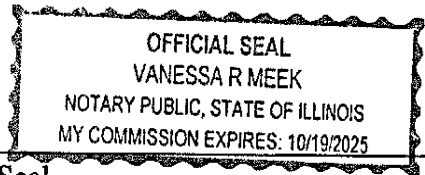
In the State aforesaid, DO HEREBY CERTIFY that KIMBERLY BESTER., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed, sealed and delivered the said instrument as her free and voluntary act as such, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of December, 2023.

My Commission expires: 10/19/2025 20__

Vanessa R. Meek

Notary Signature



Notary Seal

This instrument was prepared by: Mark V. Tillman/Tillman & Tillman & Associates, P.C., 11212 S. Western Avenue, Suite 1, Chicago, Illinois 60643

Mail to:

Send Subsequent Tax Bills to.



FLIPSIDE GROUP LLC
915 W. 175TH ST. STE. 1NW
HOMWOOD, ILLINOIS 60430

KIMBERLY BESTER

TO

FLIPSIDE GROUP