

UNOFFICIAL COPY

WARRANTY DEED

This agreement, made this 30th day of Jan., 2024, between **FBI Investments 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, party of the first part, AND **Karen Mitchell**, a single person of, Chicago Illinois party of the second part

Doc#: 2403341191 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2024 01:23 PM Pg: 1 of 3

Dec ID 20240201625386
ST/CO Stamp 0-551-132-208 ST Tax \$234.50 CO Tax \$117.25
City Stamp 1-836-424-240 City Tax: \$2,462.25

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT** unto the party of the second part, and to her heirs and assigns, **FOREVER** as:

an individual person
~~NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS~~
~~NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON~~
~~NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY~~

all the following described real estate, situated and described as follows, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

COMMONLY KNOWN AS: 8736 South Dorchester Avenue, Chicago, IL 60619

PIN: 25-02-204-030-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2023 and subsequent years.

This is not a homestead property.

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2337075

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FBI Investments LLC


Francis Billman
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Francis Billman** personally known to me as a Manager of **FBI Investments LLC**, and Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that as such Members/Managers, they signed, sealed and delivered the said instrument pursuant to authority given by the Members/Managers of said Limited Liability Company, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of Jan., 2024

Commission expires 6/7, 2025


NOTARY PUBLIC



This instrument prepared by: Whitacre & Stefanczuk LTD., 900 Jorie Blvd. Suite 200 Oak Brook IL 60523

MAIL TO:
Karen Mitchell
8736 S. Dorchester Ave
Chicago IL 60619

SEND SUBSEQUENT TAX BILLS TO:
Jill Daniels LLC
29 S. Brainard Ave
La Grange IL 60525

Recorder's Office Box No. _____

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EXHIBIT A

Legal:

LOT 30 IN BLOCK 10 IN SECOND ADDITION TO CALUMET GATEWAY IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office