

UNOFFICIAL COPY

Doc#: 2404413090 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/13/2024 09:59 AM Pg: 1 of 2

Dec ID 20240101623950
ST/CO Stamp 1-465-105-456 ST Tax \$162.00 CO Tax \$81.00

WARRANTY DEED

2314291 1/2

THIS INDENTURE WITNESSETH, that the Grantor(s), Mastermind Ventures, LLC, a 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 Live it Up Paint Club, LLC, a 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, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Shirley Ann Johnson and Henry Lee Smith, Sr., as tenants in common the following described real estate, to-wit:

LOT 14 IN BLOCK 6 IN VILLAGE OF PARK FOREST LAKEWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

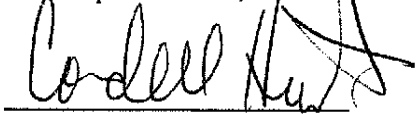
Permanent Real Estate Index Number: 31-36-109-014-0000

Address of Real Estate: 461 Lakewood Blvd, Park Forest, IL 60466

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 30 of January, 2024.

Live it Up Paint Club, LLC and Mastermind Ventures, LLC



By: Cordell Hunter, Manager

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STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Cordell Hunter, Manager of Live It Up Paint Club, LLC and Mastermind Ventures Investments, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his 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 30th day of January, 2024



Madeline Spacil
Notary Public

This Instrument was prepared by:

Clara M. Diaz
Attorney at Law
77 W. Washington Street, Suite 1716
Chicago IL 60602

REAL ESTATE TRANSFER TAX		U/ + eb-2024
COUNTY:		81.00
ILLINOIS:		162.00
TOTAL:		243.00
31-36-109-014-0000		20240101623950 1-465-105-456

Mail to: 2

Future Tax Bills to:

Shirley Ann Johnson
461 Lakewood Blvd
Park Forest, IL 60466

After recording return document to:

