

# UNOFFICIAL COPY

Doc#: 2404706503 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/16/2024 04:12 PM Pg: 1 of 2

**PREPARED BY:**

Dennis G. Kral  
18100 South Harwood  
Homewood, IL 60430

Dec ID 20240201631225

ST/CO Stamp 0-836-747-824 ST Tax \$235.00 CO Tax \$117.50

**MAIL TAX BILL TO:**

~~Charles Swift and Diana Molina~~ Alfredo Ramirez  
12418 S. Aberdeen Street  
Calumet Park, IL 60827

**MAIL RECORDED DEED TO:**

Alfredo Ramirez  
12418 S. Aberdeen St.  
Calumet Park, IL 60827

## WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL JOINT TENANCY (Illinois)

THE GRANTOR(S), Fresh Starts Realty Management, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Alfredo Ramirez an unmarried person and Fany Reyes Lopez, an unmarried person, of Chicago, Illinois, party of the second part, not as Tenants in Common but as Joint Tenants, all right, title and interest in the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

LOT 7 IN BLOCK 10 IN W.F. KAISER AND COMPANY'S FAIRLAND SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 25-29-409-049-0000

Commonly known as: 12418 S. Aberdeen Street, Calumet Park, IL 60827



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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 12th day of February, 2024

Fresh Starts Realty Management

By Antwain Johnson  
Antwain Johnson, Authorized Member

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Antwain Johnson, personally known to me to be the Authorized Member or Manager of Fresh Starts Realty Management, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th day of February, 2024



Dawn M. Marek  
Notary Public

My commission expires: 4/3/2027

Exempt under the provisions of paragraph \_\_\_\_\_.