

UNOFFICIAL COPY

Doc#: 2406529036 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20240201638745

ST/Co Stamp 0-501-854-768 ST Tax \$47.00 CO Tax \$23.50

City Stamp 1-392-226-864 City Tax \$493.50

THE GRANTOR (NAME AND ADDRESS)

Chris E. Flanagan
15666 Prince Drive
South Holland, IL 60473

|||

CC24001756

FIDELITY NATIONAL TITLE

(The Above Space for Recorder's Use Only)

THE GRANTOR Chris E. Flanagan, a married man, of 15666 Prince Drive South Holland, IL 60473 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to National Fast Offer LLC, a Limited Liability Company licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 20-34-117-038-0000

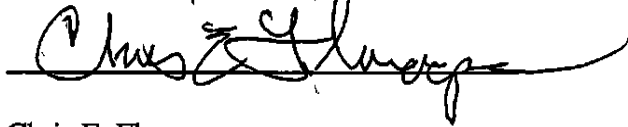
Property Address: 8156 South King Drive, Chicago, IL 60619

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 21 day of Feb, 2024.

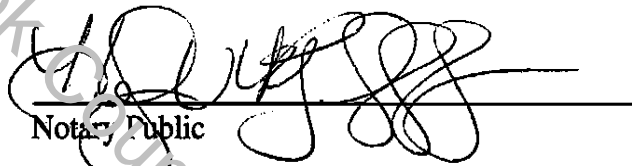
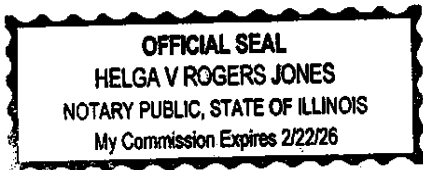


Chris E. Flanagan

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Chris E. Flanagan 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 acknowledged that they signed, sealed and delivered in the instrument as their 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 21 day of Feb, 2024.


Notary Public

THIS INSTRUMENT PREPARED BY
DIAZCASE LAW / *Georgina Diaz*
7100 16th Street
Berwyn, IL 60402

~~MAIL TO:~~

~~Diaz Case Law
7100 16th St
Berwyn, IL 60402~~

SEND SUBSEQUENT TAX BILLS TO: ~~MAIL TO/~~
Grantees Address/
National Fast Offer LLC
9023 Niles Center rd
Skokie IL 60076

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EXHIBIT A LEGAL DESCRIPTION

THE NORTH 30 FEET OF LOT 18 IN BROWN'S SUBDIVISION OF BLOCK 13 IN THE SUBDIVISION BY THE HEIRS OF IRA WEBSTER OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1920 IN BOOK 162 OF PLATS, PAGE 30 AS DOCUMENT 6995787, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

27-Feb-2024



COUNTY:	23.50
ILLINOIS:	47.00
TOTAL:	70.50

20-34-117-038-0000

| 20240201638745 | 0-501-854-768

REAL ESTATE TRANSFER TAX

27-Feb-2024



CHICAGO:	352.50
CTA:	141.00
TOTAL:	493.50 *

20-34-117-038-0000 | 20240201638745 | 1-392-226-864

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

Property of Cook County Clerk's Office