

UNOFFICIAL COPY

Doc#: 2410902158 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/18/2024 10:43 AM Pg: 1 of 2

Dec ID 20240401668527

ST/Co Stamp 0-427-892-272 ST Tax \$142.00 CO Tax \$71.00

WARRANTY DEED

File No: 23158881

THIS INDENTURE WITNESSETH, that the Grantor(s), Residential Group, LLC, an Illinois Limited Liability Company, 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 Raul Garcia, JR., an unmarried man of 174 W 29th Pl, South Chicago Heights, IL, the following described real estate, to-wit:

LOT 81 IN INDIAN HILL SUBDIVISION UNIT NO. 6, BEING A SUBDIVISION OF LOTS 979 TO 911 BOTH INCLUSIVE, AND LOTS 920 TO 985, BOTH INCLUSIVE, IN INDIAN HILL SUBDIVISION UNIT NUMBER 5, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1962 AS DOCUMENT 18550216, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 32-25-421-033-0000

Address of Real Estate: 2453 222nd Pl, Sauk Village, IL 60411

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 (b) 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 1st Day of April, 20 24

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23158881 1/2

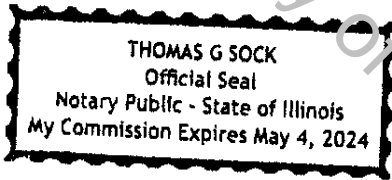

Residential Group LLC by Benjamin
J. Cremer its Manager

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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, Benjamin J. Cremer, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 1st day of April, 20 24



[Signature]
Notary Public

This Instrument was prepared by:
The Law Office of Brian J. Russell
400 N. Michigan Ave., Suite 520
Chicago IL 60611

Future Tax Bills to:
Raul Garcia Jr
2453 222nd Pl
Sauk Village, IL 60411

After recording return document to:
Raul Garcia Jr.
2453 222nd Pl
Sauk Village, IL 60411

REAL ESTATE TRANSFER TAX		71-Apr-2024
COUNTY:		71.00
ILLINOIS:		142.00
TOTAL:		213.00

32-25-421-033-0000 | 20240401668527 | 0-427-892-272