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Doc# 2411414338 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 4/23/2024 3:25 PM
PAGE: 1 OF 5

WARRANTY DEED
ILLINOIS STATUTORY

773457 2/2

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THE GRANTOR, KNT REALTY HOLDINGS INC, an Illinois Corporation 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, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to VALERIE Y CARR, a named Woman (GRANTEE'S ADDRESS) 9650 S. Bell, Chicago, IL 60643 ILLINOIS the County of Cook the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

~~THE NORTH 1/2 OF LOT 33 IN BLOCK 5 IN HILLIARD AND DOBBIN'S FIRST ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~ See attached (A)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, any confirmed special tax or assessment, general taxes for the year ~~2022~~ and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023

Permanent Real Estate Index Number(s): 25-07-219-036-0000
Address of Real Estate: 9726-28 S Charles Ave, Chicago, Illinois 60643

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Sole Shareholder, and attested by its this 29th day of March, 2024.

KNT REALTY HOLDINGS INC

By: [Signature]
Tiesha Flowers its sole shareholder

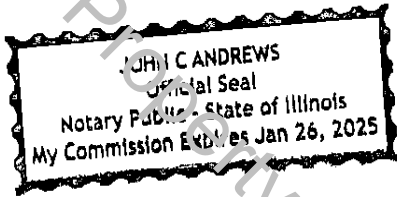
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that TIESHA FLOWERS, personally known to me to be the duly authorized and sole shareholder of KNT REALTY HOLDINGS INC and, personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such TIESHA FLOWERS and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of March 2024



[Handwritten Signature]

(Notary Public)

Prepared By: Paul J. Montes II, Esq.
1740 West 99th Street
Chicago, IL 60643

Mail To:
VALARIE Y CARR
9650 S. Bell
Chicago, IL 60643

Name & Address of Taxpayer:
VALARIE Y CARR
9650 S. Bell
Chicago, IL 60643

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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773457

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 33 IN BLOCK 5 IN HILLIARD AND DOBBINS FIRST ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-07-219-036-0000 ~~Ⓢ~~

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

19-Apr-2024



CHICAGO:

3,225.00

CTA:

1,290.00

TOTAL:

4,515.00 *

25-07-219-036-0000 | 20240401682023 | 0-855-773-488

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

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REAL ESTATE TRANSFER TAX

19-Apr-2024



COUNTY:	215.00
ILLINOIS:	430.00
TOTAL:	645.00

25-07-219-036-0000

| 20240401682023 |

1-295-376-688