

# UNOFFICIAL COPY

## WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY:**



**REAL  
LAW GROUP**

Doc#: 2415023081 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/29/2024 4:19 PM Pg: 1 of 3

Dec ID 20240501604197

ST/Co Stamp 1-857-434-928 ST Tax \$93.00 CO Tax \$46.50

City Stamp 1-723-913-520 City Tax \$976.50

**THE GRANTOR(S), SPANTRIS THORNTON, AN UNMARRIED WOMAN, of the City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby convey(s) and warrant(s) to THE GRANTEE(S), UNITED PROPERTIES RESTORATIONS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of the City of Chicago, in the County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:**

**THE SOUTH 1/2 OF LOT 3 AND ALL OF LOT 4, AND THE NORTH 1/2 OF LOT 5 IN BLOCK 14 IN SHELDON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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 yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

**PIN NUMBER(S):**

**25-21-113-017-0000**

**ADDRESS:**

**11210 South Normal Avenue, Chicago, IL 60628**

**FIDELITY NATIONAL TITLE OC23018632**

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 10<sup>th</sup> day of May, 2024.

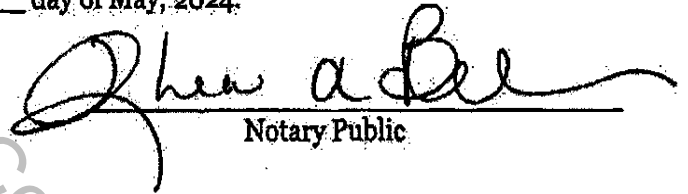
  
\_\_\_\_\_  
SHANTRIS THORNTON (Seal)

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK     )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SHANTRIS THORNTON, personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 10<sup>th</sup> day of May, 2024.

  
\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT WAS PREPARED BY:**



Vincent Anthony Incopero  
381 North York Street, Suite 1  
Elmhurst, IL 60126

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Website: <https://www.reallawgroup.com>

**File #: OC23018633**

*Grinkes Address,*

**MAIL TO:**

United Properties Restorations, LLC, an Illinois Limited Liability Company  
11210 South Normal Avenue  
Chicago, IL 60628

**SEND SUBSEQUENT TAX BILLS TO:**

United Properties Restorations, LLC, an Illinois Limited Liability Company  
11210 South Normal Avenue  
Chicago, Illinois 60628

**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

29-May-2024



<b>COUNTY:</b>	46.50
<b>ILLINOIS:</b>	93.00
<b>TOTAL:</b>	139.50

25-21-113-017-0000

| 20240501604197 | 1-857-434-928

**REAL ESTATE TRANSFER TAX**

29-May-2024



<b>CHICAGO:</b>	697.50
<b>CTA:</b>	279.00
<b>TOTAL:</b>	976.50 *

25-21-113-017-0000 | 20240501604197 | 1-723-913-520

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

Property of Cook County Clerk's Office