

1028395-CM 10F2

UNOFFICIAL COPY

Doc#: 2415530004 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/3/2024 9:11 AM Pg: 1 of 3

Dec ID 20240501603874

ST/Co Stamp 0-132-699-440 ST Tax \$235.00 CO Tax \$117.50

City Stamp 0-897-111-344 City Tax \$2,467.50

This instrument prepared by:

Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

MAIL TAX BILL TO:

FTM Capital JC LLC
4711 West Jackson Boulevard
Chicago, IL 60644

MAIL RECORDED DEED TO:

Richard Brom
621 Philadelphia Rd.
Suite 409
Willowbrook, IL 60527

WARRANTY DEED

Statutory (Illinois)

The Grantor, **Miyeko Cannon** of the Village of Oak Lawn, County of Cook, Illinois, *Married* to **Alexander Flourny**, of the Village of Oak Lawn, County of Cook, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to **FTM Capital JC LLC** (hereinafter "Grantee"),

all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Attached Legal Description, Exhibit A

COMMONLY KNOWN AS: 4711 West Jackson Boulevard, Chicago, IL 60644
PIN: 16-15-112-017-0000

****NOT A HOMESTEAD PROPERTY****

SUBJECT TO: General real estate taxes for 2023 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

REAL ESTATE TRANSFER TAX 29-May-2024

	CHICAGO:	1,762.50
	CTA:	705.00
	TOTAL:	2,467.50 *

16-15-112-017-0000 | 20240501603874 | 0-897-111-344

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

REAL ESTATE TRANSFER TAX 29-May-2024

		COUNTY:	117.50
		ILLINOIS:	235.00
		TOTAL:	352.50

16-15-112-017-0000 | 20240501603874 | 0-132-699-440

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IN WITNESS WHEREOF, this deed was executed by the undersigned on the 24 day of JANUARY, 2024.

Miyeko Cannon
Miyeko Cannon

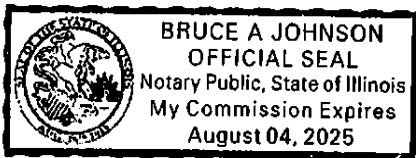
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Miyeko Cannon** 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of JANUARY, 2024.

Bruce A. Johnson
Notary Public



UNOFFICIAL COPY

PIN: 16-15-112-017-0000

LOT 31 IN BLOCK 2 IN GUNDERSON'S SECOND ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office