

# UNOFFICIAL COPY



Doc#: 0626940088 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/26/2006 10:26 AM Pg: 1 of 3

This document prepared by (and after recording return to):

Sandra Young, Esq.  
Tristar Title, LLC  
1301 W. 22nd Street  
Suite 505  
Oak Brook, Illinois 60523  
Phone: 630-954-4000

TRISTAR TITLE, L.L.C.  
1919 S. HIGHLAND AVE.  
BLDG. B STE. 330  
LOMBARD, IL 60148

File: TTC 06-06529

For recorder's use only

## WARRANTY DEED

The GRANTOR TEEK'S GROUP, INC for and in valuable consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY AND WARRANT unto Torita Watkins (hereinafter "the GRANTEE") the following real estate, together with any improvements located thereon, lying in the county of Cook, State of Illinois to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Real Estate Index Number(s): 20-27-221-022-0000

Address(es) of Real Estate: 7300 Stangley Chicago, 60617

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT to real estate taxes and assessments for the current year and subsequent years, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same, unto Grantee, and unto Grantee's assigns forever, with the rents, profits, fixtures and other appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that GRANTOR and its heirs, and all persons acquiring any interest in the property granted, through or for GRANTOR, will, on demand of GRANTEE, or its heirs or assigns, and at the GRANTOR'S expense, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that

City of Chicago  
Dept. of Revenue  
467678  
09/22/2006 10:52 Batch 00781 77  
Transfer Stamp  
\$2,587.50  
Real Estate



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may be reasonably required; and to forever warrant and defend the title to the said lands against all claims whatever.

DATED this 13<sup>th</sup> day of Sept, 20 06.

GRANTOR:

GRANTEE:

Teeks Group INC

Torita Watkins

Print Name Teeks Group Inc

Print Name Torita Watkins

STATE OF ILLINOIS )

COUNTY OF Cook )

OFFICIAL SEAL  
Rainbow Penley  
Notary Public, State of Illinois  
My Commission Expires Sept 23, 2006

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do HEREBY CERTIFY that Teeks Group Inc, Torita Watkins personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged the 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 to Homestead.

Given under my hand and official seal this 13<sup>th</sup> day of Sept, 2006.

NOTARY PUBLIC  
My commission expires 9/23, 2006.

OFFICIAL SEAL  
Rainbow Penley  
Notary Public, State of Illinois  
My Commission Expires Sept 23, 2006

Grantor's Name, Address and Telephone Number	Grantee's Name, Address and Telephone Number
<u>Teeks Group</u>	<u>Torita Watkins</u>
<u>777 W Leselle</u>	<u>740 E 43rd</u>
<u>Chicago, IL 60610</u>	<u>Chicago, IL 60617</u>
<u>312 804-3032</u>	<u>773 663-9972</u>

**SEND TAX STATEMENTS TO GRANTEE**

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LOT 1 IN SUB-BLOCK 1 IN WITHERELL'S SUBDIVISION OF THE NORTH HALF OF BLOCK 2 IN BROOKLINE, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 7300 SOUTH LANGLEY AVENUE, CHICAGO, IL 60619

PIN: 20-27-221-022-0000

Property of Cook County Clerk's Office

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
COUNTY TAX  
SEAL OF COOK COUNTY  
ILLINOIS  
SEP. 22. 06  
REVENUE STAMP

# 0000010617

<b>REAL ESTATE TRANSFER TAX</b>
00172,50
FP 103042

**STATE OF ILLINOIS**  
STATE TAX  
SEAL OF ILLINOIS  
SEP. 22. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000709

<b>REAL ESTATE TRANSFER TAX</b>
00345,00
FP 103041