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Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



0725522098D

Doc#: 0725522098 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2007 01:32 PM Pg: 1 of 2

EST 0718463

THE GRANTOR(S), William Nelson, single, of the City of Chicago, County of Cook, State of Illinois a ten percent (10%) ownership interest and McKinley Byrd, Sr., a married person with a ninety percent (90%) ownership interest for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Julius Dickens, a married man, (GRANTEE'S ADDRESS) 75 East 16th Street, Unit 4, Chicago, Illinois 60616 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 174 in Downing's Subdivision of Lots 7 to 14 Both inclusive in J.H. Kedzie Subdivision of the Southwest Quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, (except streets heretofore dedicated) According to the Plat Recorded May 18, 1889 in Book 35 of Plat's, Page 4 in Cook County, Illinois.

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

\*\*\*THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR(S)

Permanent Real Estate Index Number(s): 16-23-303-044-0000

Address(es) of Real Estate: 1656 South Hamlin, Chicago, Illinois 60623

Dated this 7th day of September, 2007

\_\_\_\_\_  
William Nelson

\_\_\_\_\_  
McKinley Byrd Sr.

Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Nelson and McKinley Byrd, Sr., personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 7th day of September, 2007



*Debra D Flores* (Notary Public)

**Prepared By:** Charles E. Freund  
25 E. Washington Street, Suite 911  
Chicago, Illinois 60602

**Mail To:**  
Julius Dickens  
75 East 16th Street, Unit 4  
Chicago, Illinois 60616

**Name & Address of Taxpayer:**  
Julius Dickens  
1656 South Hamlin  
Chicago, Illinois 60623

City of Chicago  
Dept. of Revenue  
529302  
09/12/2007 12:10  
Batch 11883 26

Real Estate  
Transfer Stamp  
\$2,625.00

