

UNOFFICIAL COPY

First American Title
Order # 8573304
10 F 2



Doc#: 1520441042 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2015 02:36 PM Pg: 1 of 3

Mail to:
Kevin Alexander
830 North Blvd. Suite A
Oak Park IL 60301

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTOR SALAMAT SHEIKH, a married man, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), does hereby WARRANT and CONVEY to THEODORE CLEMONS, JR., of 4423 S. Leclaire Ave., Chicago IL 60638, the following described real estate situated in the County of Cook and State of Illinois, to wit,

LOT 29 IN BLOCK 10 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements, therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Commonly known as 4425 S. LECLAIRE AVE., CHICAGO IL 60638

PIN 19-04-410-008-0000

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR.

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REAL ESTATE TRANSFER TAX		13-Jul-2015
	CHICAGO:	172.50
	CTA:	69.00
	TOTAL:	241.50
19-04-410-008-0000 20150601696331 0-177-933-184		

REAL ESTATE TRANSFER TAX		13-Jul-2015
	COUNTY:	11.50
	ILLINOIS:	23.00
	TOTAL:	34.50
19-04-410-008-0000 20150601696331 0-417-172-352		

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

In Witness whereof, the Grantor has hereunto set his hand and seal, this 12 day of June, 2015.


SALAMAT SHEIKH

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **SALAMAT SHEIKH**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth including the waiver of homestead.

Given under my hand and official seal, this 12 day of June, 2015.

Commission expires 4-6-19.

Notary Public

This instrument prepared by Mary F. Murray, 5127 W. Devon Ave., Chicago, Illinois. 60646

Mail tax bill to: Theodore Clemons Jr.
4423 S. Leclaire Ave.
Chicago IL 60638



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 29 IN BLOCK 10 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-04-410-008 Vol. 379

Property Address: 4425 S. Leclaire Ave., Chicago, Illinois 60638

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