

# UNOFFICIAL COPY

## FIRST AMERICAN TITLE

FILE # 2712017



This document prepared by: )  
 Name: Ryan Krueger )  
 Firm/Company: Law Office of Ryan Krueger )  
 Address: 4747 W. Peterson Avenue )  
 Suite 300 )  
 City, State, Zip: Chicago, Illinois 60646 )  
 Phone: 312-498-4586 )

Doc#: 1603910033 Fee: \$40.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 02/08/2016 11:40 AM Pg: 1 of 2

REAL ESTATE TRANSFER TAX	04-Feb-2016
COUNTY:	141.25
ILLINOIS:	282.50
TOTAL:	423.75



32-13-207-002-0000 | 20160101663459 | 0-294-007-360

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**32-13-207-002-0000**  
 (Parcel Identification Number)

### WARRANTY DEED

THE GRANTOR Alliance for Revitalized Communities, LLC, a California Limited Liability Company, for 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 convey and warrant unto <sup>married</sup> ~~single~~ **Taketia Eddings**, a ~~single~~ woman, with a current address of 15330 Hastings Dr. Dolton IL 60419, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

**LOT 67 IN SONSTEAD FARMS UNIT TWO, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS 20420 BLUESTEM PARKWAY, LYNWOOD, IL 60411.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee 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; and to forever warrant and defend the title to the said lands against all claims whatever.

S Y  
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WITNESS Grantor's hand this 22<sup>nd</sup> day of Jan., 2016.

*J. J. Hess*  
Grantor: **Alliance for Revitalized Communities, LLC**, by **John Hess**, as President

STATE OF California

COUNTY OF Contra Costa

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John T. Hess personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, acknowledged that he signed, sealed and delivered this instrument as his 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 22<sup>nd</sup> day of Jan., 2016.



*Miranda Villanueva*  
Notary Public

MAIL DEED, AFTER RECORDING, TO:

Caputo & Popovic P.C.  
739 S. Western Ave. #1  
Chicago, IL 60612

SEND FUTURE TAX BILLS TO:

Taketia Eddings  
20120 Bluestem Pkwy  
Lynwood, IL 60411