

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



16286101320

Doc# 1628610132 Fee \$42.00

RHSP Fee:\$9.00RPRF Fee \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/12/2016 03:46 PM Pg: 1 of 3

FIRST AMERICAN TITLE

FILE # 2796746

10/2

FATIC No.: 2796746

THE GRANTOR(S) **ANANIAS GRANGER, JR.**, divorced and not since remarried of the City of Chicago, County of Cook, State of IL for and in consideration of, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **KENNETH LEE**, an unmarried person and **SHARON DAWSON**, an unmarried person as Joint Tenants of 5115 S. Draxel Ave., Unit 2R Chicago, IL 60615 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

**SUBJECT TO:** Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; and general taxes for the year 2016 and subsequent years.

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

Permanent Real Estate Index Number(s): 21-31-305-010-0000

Address(es) of Real Estate: 8341 S. Saginaw Ave.  
Chicago, IL 60617

Dated this 4th day of **OCTOBER**, 2016.

ANANIAS GRANGER, JR.

FIRST AMERICAN TITLE

FILE # 2796746

10/2

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SC   
INT



First American  
Title Insurance Company

Warranty Deed - Individual

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From:

10/04/2016 15:58 #900 P.002/004

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANANIAS GRANGER, JR., divorced and not since remarried, 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 4<sup>th</sup> day of OCTOBER, 2016.



*Helen L. Montgomery*  
Notary Public

**Prepared by:**  
Keith Davis Esq  
1525 East 53rd Street, Ste. 628  
Chicago, IL 60615

**Mail to:**  
Jacquelyn C. Haynes  
Borovsky & Ehrlich  
111 E. Wacker Dr., Ste. 1325  
Chicago, IL 60601

Name and Address of Taxpayer:  
Kenneth Lee  
Sharon Dawson  
8341 S. Saginaw Ave.  
Chicago, IL 60617

REAL ESTATE TRANSFER TAX		07-Oct-2016
	CHICAGO:	1,297.50
	CTA:	519.00
	TOTAL:	1,816.50 *
21-31-305-010-0000   20161001665609   0-253-245-248		

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

REAL ESTATE TRANSFER TAX		07-Oct-2016
	COUNTY:	86.50
	ILLINOIS:	173.00
	TOTAL:	259.50
21-31-305-010-0000   20161001665609   2-005-808-960		

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From:

10/04/2016 15:58 #900 P.003/004

**Exhibit "A" - Legal Description**

LOTS 32 AND 33 (EXCEPT THE NORTH 12-1/2 FEET THEREOF) IN BLOCK 35 IN HILL'S ADDITION TO SOUTH CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



*First American  
Title Insurance Company*

Warranty Deed - Individual