

UNOFFICIAL COPY

WARRANTY DEED

1 of 2565
5/20/17 46-49376



17138290220

Doc# 1713829022 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/18/2017 12:34 PM PG: 1 OF 2

Grantor, **RUTH BELL WATKINS**, divorced and not since remarried, **RHONDA WATKINS**, never married, and **WHONDA WATKINS**, never married, as joint tenants, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **LARRY SIBLEY**, a single man, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

Legal Description: LOT 132 IN MANDELLS SUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN PURINGTON AND SCRANTON'S SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF BARRY POINT ROAD, IN COOK COUNTY, ILLINOIS.

Property Address: **4735 W Polk Street, Chicago, Illinois 60644**
Permanent Index Number: **16-15-310-009-0000**

SUBJECT TO: (i) current non-delinquent real estate taxes for 2016 and subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at time of closing; (iii) covenants, conditions, agreements, building lines and restrictions of record.

IN WITNESS WHEREOF, SAID Grantor has caused its name to be signed to these presents on this 21st day of April, 2017.

By: Ruth Bell Watkins
Ruth Bell Watkins

By: Rhonda Watkins
Rhonda Watkins

By: Whonda Watkins
Whonda Watkins

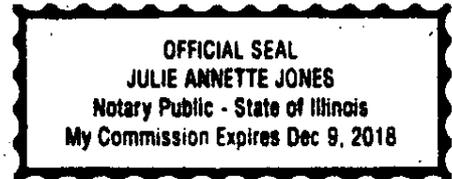
State of Illinois)
) ss
County of Cook)

STEWART TITLE
800 E. Diehl Road
Suite 180
Naperville, IL 60563

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify **Ruth Bell Watkins**, **Rhonda Watkins** and **Whonda Watkins** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that each signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 21st day of April, 2017.

Julie Annette Jones
Julie Annette Jones, Notary Public
My Commission Expires: December 9, 2018



This document was prepared by:
Julie Annette Jones, Esq.
14810 Cicero Avenue
Suite 1-C
Oak Forest, IL 60452

After recording return to:
Brenda Grauer
Attorney at Law
2420 W. Lunt
Chicago, IL 60645

Mail Tax Bill to:
Larry Sibley
4731 W Polk
CHICAGO IL 60644

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COOK COUNTY RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY RECORDER OF DEEDS

2017 TRANSFER
TAX RECEIPT
05/01/17

REAL ESTATE TRANSFER TAX 26-Apr-2017



CHICAGO:	637.50
CTA:	255.00
TOTAL:	892.50 *

16-15-310-009-0000 | 20170401643246 | 0-978-641-344

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

REAL ESTATE TRANSFER TAX 26-Apr-2017



COUNTY:	42.50
ILLINOIS:	85.00
TOTAL:	127.50

16-15-310-009-0000 | 20170401643246 | 1-318-950-592