

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)



Doc# 1720604044 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/25/2017 11:46 AM PG: 1 OF 3

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, **Dorothy Peck**, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantee:

Jacqueline Forester-Wilkes, an individual

The following described real estate:

Permanent Real Estate Tax Index Number: 24-13-233-047-0000

Property Commonly Known As 10635 S. Artesian Ave., Chicago, IL 60655

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

- SUBJECT TO:
- (a) general real estate taxes not due and payable at the time of closing;
 - (b) applicable zoning and building laws and ordinances,
 - (c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
 - (d) acts done or suffered by Grantee or anyone claiming through Grantee,
 - (e) utility easements, whether recorded or unrecorded,
 - (f) If applicable, IL condominium act, bylaws, and declaration of association,
 - (f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.
 - (g) liens and other matters that Grantee has agreed to take the property subject to.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: June 9, 2017

FIDELITY NATIONAL TITLE

CH17011699
1 of 2

SV
P/3
S
SCV
INT

Dorothy Peck

REAL ESTATE TRANSFER TAX		14-Jul-2017
CHICAGO:	862.50	
CTA:	345.00	
TOTAL:	1,207.50	

24-13-233-047-0000 | 20170701688785 | 0-132-206-016
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		14-Jul-2017
COUNTY:	57.50	
ILLINOIS:	115.00	
TOTAL:	172.50	

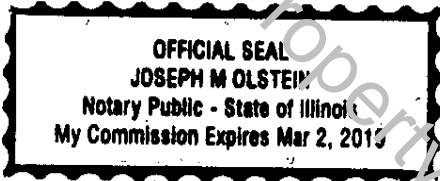
24-13-233-047-0000 | 20170701688785 | 1-344-796-096

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Joseph Olstein a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that **Dorothy Peck** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of June, 2017



[Signature]
Notary Public

Mail tax bill to:

Jacqueline Forester-Wilkes
10635 S. Artesian Ave.
Chicago IL 60655

Mail recorded deed to:

~~Kathleen O'Keefe-Rivera~~
~~900 N Franklin St~~
~~Suite 505~~
~~Chicago, IL 60610~~

Jacqueline Forester-Wilkes
10635 S. Artesia Ave.
Chicago IL 60655

Prepared By:

Joseph Olstein
Olstein Law llc
10450 S. Western Ave
Chicago, IL 60643

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description:

THE NORTH 8 FEET 7 INCHES OF LOT 23 AND THE SOUTH 11 FEET OF LOT 24 IN BLOCK 1 OF O. RUETER AND COMPANY'S MORGAN PARK MANOR, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office