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Doc#: 1906657250 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/07/2019 10:26 AM Pg: 1 of 3

Dec ID 20190301615054
ST/CO Stamp 1-267-242-400 ST Tax \$105.00 CO Tax \$52.50
City Stamp 1-001-309-600 City Tax: \$1,102.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Seller's Advantage Chi-Town, LLC
18301 Von Karman
Irvine, CA 92612

Chicago Title

18BSA94107HH
182

(The Above Space for Recorder's Use Only)

THE GRANTOR Seller's Advantage Chi-Town, LLC, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Jocelyn Williams of and Avondrea Soyce Delaware, as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 20-27-410-025-0000


Property Address: 7616 S. Rhodes, Chicago, IL 60619

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

This is NOT homestead property.

Dated March 4, 2019.

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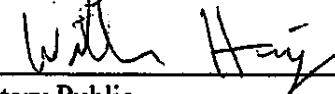

Russell Nelson, Authorized Signor

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Russell Nelson, as authorized signor for Seller's Advantage Chi-Town, LLC 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 in the 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, February 4, 2019.




Notary Public

THIS INSTRUMENT PREPARED BY
Wilde Law Group
1016 W. Jackson Blvd.
Chicago, IL 60607

MAIL TO:

Shara D. H. Kamal, Esq.
5113 S. Harper Ave.
Suite 2C
Chicago, IL 60615

SEND SUBSEQUENT TAX BILLS TO:

Jocelyn Williams
7616 S. Rhodes
Chicago, IL 60619

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 18GSA941017HH

For APN/Parcel ID(s): 20-27-410-025-0000

LOT 7 IN BLOCK 3 IN WAKEFORD FIFTH ADDITION BEING BENJAMIN F. CRAWFORD'S SUBDIVISION OF THE EAST 503 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (LYING NORTH OF THE SOUTH 90 RODS THEREOF) IN SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office