

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, DERRICK WATSON, a widow not since remarried, of 10817 S. Eberhart Ave., Chicago, Illinois for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ANTHONY HOWELL,

Doc#: 1911201132 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/22/2019 12:17 PM Pg: 1 of 2

Dec ID 20190401651092
ST/CO Stamp 1-580-063-648 ST Tax \$125.00 CO Tax \$62.50
City Stamp 1-951-996-832 City Tax: \$1,312.50

all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:
SEE EXHIBIT "A"

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and all general real estate taxes not yet due and payable.


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

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from April 19, 2019, the date of this deed. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$150,000 (120% of short sale price) until 90 days from April 19, 2019, the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Permanent Index Number: 25-15-409-006-0000

Property Address: 10817 S. Eberhart Ave., Chicago, IL 60628

Dated this 19 day of April, 2019.




Derrick Watson

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Derrick Watson, known personally 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 including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 19 day of April, 2019.



Notary Public

Prepared by: Roderick D. Thomas, 1444 N. Farnsworth Ave., Ste. 100, Aurora, IL 60505

Mail recorded instrument to:
Anthony Howell
10817 S. Eberhart Ave.
Chicago, IL 60628

Send future tax bills to:
Anthony Howell
10817 S. Eberhart Ave.
Chicago, IL 60628



FIDELITY NATIONAL TITLE OC18033068
Polickey 1/2

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EXHIBIT A


PROPERTY DESCRIPTION

LOT 2627 IN BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 5, BEING A SUBDIVISION OF PART LYING WEST OF RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1917 AS DOCUMENT 6072666, IN COOK COUNTY, ILLINOIS.



FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 10817 S. Eberhart Ave., Chicago, IL 60628

PIN # 25-15-409-006-0000

REAL ESTATE TRANSFER TAX		22-Apr-2019
	CHICAGO:	937.50
	CTA:	375.00
	TOTAL:	1,312.50 *
25-15-409-006-0000 20190401651092 1-580-663-832		

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

REAL ESTATE TRANSFER TAX		22-Apr-2019
	COUNTY:	62.50
	ILLINOIS:	125.00
	TOTAL:	187.50
25-15-409-006-0000 20190401651092 1-580-663-648		