

UNOFFICIAL COPY

WARRANTY DEED a Corporation to Individual

Doc#: 1916933248 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/18/2019 01:34 PM Pg: 1 of 2

This agreement, made this 17th day of June, 2019, between Browning Builders Inc. a Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Erica Jewell Banks

Dec ID 20190501667800
ST/CO Stamp 0-988-303-456 ST Tax \$240.00 CO Tax \$120.00
City Stamp 0-538-808-416 City Tax: \$2,520.00

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Company, by these presents does **REMISE, RELEASE, AND CONVEY AND WARRANT** unto the party of the second part, and to their heirs and assigns, **FOREVER**, all the following described real estate, situated and described as follows, to wit

LOT 25 IN BLOCK 4 IN THOMAS M. READE'S WEST 79TH STREET HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 (EXCEPT THE WEST 50 FEET AND EXCEPT THAT PART TAKEN FOR WEST 79TH STREET) OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3534 W. 77th Street, Chicago, IL 60652

PIN: 19-26-403-025-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2018 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

CT 196SA-6432796J-182



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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

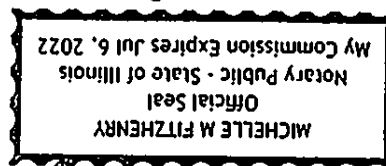
Browning Builders Inc.

By: Katherine Denny
Katherine Denny, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		17-Jun-2019
		COUNTY: 120.00
		ILLINOIS: 240.00
		TOTAL: 360.00
19-26-403-025-0000 20190501667800 0-988-303-456		

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Katherine Denny, personally known to me to be the duly authorized representative of, Katherine Denny, President of Browning Builders Inc., a Corporation and 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 severally acknowledged that as such representative, he/she signed this instrument as his/her free and voluntary act.



Given under my hand and official seal, this 17th day of June, 2019


Commission expires 7/6, 2022

Michelle M. Fitzhenry
NOTARY PUBLIC

This instrument prepared by :Castle Law LLC, Gary Davidson, 13963 S. Bell Road, Homer Glen, IL 60491

MAIL TO:
Attorney Theresa Pasznica
4044 N. Lincoln #307
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:
Erica Jewell Banks
3534 W. 77th Street
Chicago, IL 60652

REAL ESTATE TRANSFER TAX		17-Jun-2019
	CHICAGO:	1,800.00
	CTA:	720.00
	TOTAL:	2,520.00 *
19-26-403-025-0000 20190501667800 0-538-808-416		
* Total does not include any applicable penalty or interest due.		