

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 1921349192 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/01/2019 01:41 PM Pg: 1 of 2

Dec ID 20190701643643
ST/CO Stamp 1-509-706-848 ST Tax \$475.00 CO Tax \$237.50
City Stamp 1-133-063-264 City Tax: \$4,987.50

Mail to:

Zachary K. SIMS, P.C.
2400 Ravine Way #200
Glenview, Illinois 60025

Name & address of taxpayer:

Tristan Brandon
2025 W. Chase Ave.
Chicago, Illinois 60645

THE GRANTOR(S) S.J. Smolenski, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Tristan Brandon, ^{As single man}, of 2025 W. Chase Avenue, Chicago, IL 60645-2407, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

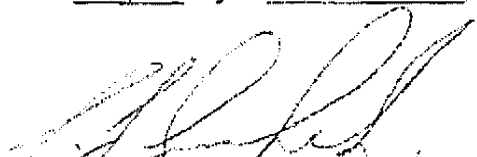
LOT 16 AND THE WEST 2 FEET OF LOT 15 IN MUL HOLLAND AND SNELLING'S RESUBDIVISION OF LOTS 5 TO 12 INCLUSIVE IN BLOCK 1 AND LOTS 23 TO 30 INCLUSIVE IN BLOCK 12 IN CONGDON'S RIDGE ADDITION TO ROBERS PARK, A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

Permanent index number(s) 11-30-323-024-0000

Property address: 2025 W. Chase Avenue, Chicago, IL 60645-2407

this 11 day of July, 20 19.


S.J. Smolenski

7/11/19

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that S.J. Smolenski

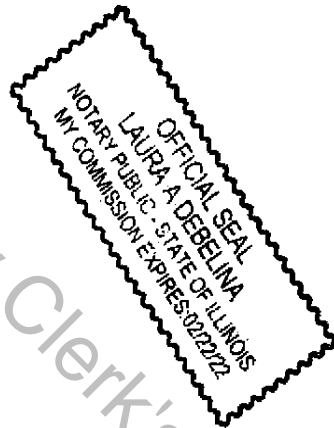
[Redacted]

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of July, 2019.

Commission expires _____

Recorder's Office Box No. _____



NAME AND ADDRESS OF PREPARER:

Dennis Coleman
Coleman Law Chicago
3815 N Damen Ave
Suite # 3
Chicago, IL 60618

Property of Cook County Clerk's Office