

UNOFFICIAL COPY

Doc#: 2005847010 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/27/2020 01:19 PM Pg: 1 of 2

Dec ID 20200201622520
ST/CO Stamp 1-121-079-136 ST Tax \$175.00 CO Tax \$87.50
City Stamp 0-525-569-888 City Tax: \$1,837.50

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(S) Franklin Associates LLC of the City of Frankfort, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Lavangela L. Johnson of 12827 S. Parnell Avenue, Chicago, Illinois, 60628 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 1 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 25-33-115-066-0000

Address(es) of Real Estate: 12927 South Parnell Avenue Chicago Illinois 60628

The date of this deed of conveyance is 02/25/2020.


Franklin Associates LLC

State of IL, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Franklin Associates LLC personally known to me to be the same person(s) who name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 official seal 02/25/2020.




Notary Public

FIDELITY NATIONAL TITLE 0020000544
112

Fidelity National Title Company

REAL ESTATE TRANSFER TAX	26-Feb-2020
CHICAGO:	1,312.50
CTA:	525.00
TOTAL:	1,837.50 *

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

REAL ESTATE TRANSFER TAX	26-Feb-2020
COUNTY:	87.50
ILLINOIS:	175.00
TOTAL:	262.50

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LEGAL DESCRIPTION

For the premises commonly known as: 12927 South Parnell Avenue
Chicago, Illinois 60628

Legal Description:

LOT 30 (EXCEPT THE SOUTH 8 FEET THEREOF) AND LOT 31 (EXCEPT THE NORTH 14 FEET THEREOF) IN BLOCK 10 IN NEW ROSELAND BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33 NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTION 28 AND SECTION 33 SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:
Ted Word
Law Office of Ted Word
PO Box 5191
Lansing, IL 60438

Send subsequent tax bills to:
Lavangela L. Johnson
12827 S. Parnell Avenue Chicago
Illinois 60628

Mail recorded document to:
Lavangela L. Johnson
12827 S. Parnell Avenue Chicago
Illinois 60628