

# UNOFFICIAL COPY

Doc#: 2006655147 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/06/2020 11:47 AM Pg: 1 of 3

Dec ID 20200101685981  
ST/CO Stamp 1-839-148-896 ST Tax \$87.00 CO Tax \$43.50  
City Stamp 0-856-991-584 City Tax: \$913.50

## RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

**CH19035531**

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****WARRANTY DEED****MAIL TO:**

Pinnacle Real Estate Investment Group LLC  
 1010 Jorie Blvd Suite: 32  
 Oak Brook IL 60523

**MAIL TAX BILLS TO:**

Pinnacle Real Estate Investments Group LLC  
 1010 Jorie Blvd Suite: 32  
 Oak Brook IL 60523

THE GRANTOR, TINA GRANT A/K/A TENA GRANT, A WIDOW, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten Dollars, and other good and valuable consideration the receipt of whereof is hereby acknowledged, CONVEY and WARRANT to ~~1010 Jorie Blvd Oak Brook IL 60523~~ 1010 Jorie Blvd Oak Brook IL 60523, the following described real estate:


\*Pinnacle Real Estate Investments Group LLC

LOT 138 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 139 (EXCEPT THE WEST 10 FEET THEREOF) IN THE 87<sup>TH</sup> AND CRAWFORD HIGHLANDS, BEING A SUBDIVISION OF LOTS 1 TO 3 IN HATELY AND BOYER'S RESUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-35-328-069-0000



Property Address: 3704 W. 86<sup>th</sup> Street, Chicago, Illinois 60652

SUBJECT TO: (1) General real estate taxes for the year 2018 and subsequent years, (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX	03-Mar-2020
 CHICAGO:	652.50
CTA:	261.00
TOTAL:	913.50 *

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

REAL ESTATE TRANSFER TAX	03-Mar-2020
 COUNTY:	43.50
 ILLINOIS:	87.00
TOTAL:	130.50

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FIDELITY NATIONAL TITLE

1 of 1  
 CH19035581

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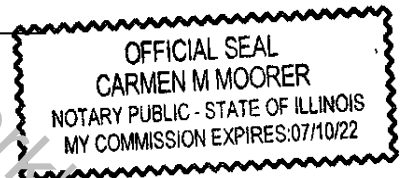
IN WITNESS WHEREOF, The grantor has hereunto set her hands and seal this 17 day of January, 2020.

Tina Grant  
TINA GRANT A/K/A TENA GRANT

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 TINA GRANT A/K/A TENA GRANT, is 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 she signed, sealed and delivered the said instrument as her 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, this 17 day of January, 2020  
Commission expires 7/10/2022.

Carmen Moorner  
Notary Public



**Prepared By:**

**M.W. Brady Law Firm, P.C.**  
525 W. Exchange Street  
Crete, Illinois 60417