

UNOFFICIAL COPY

Doc# 2010821136 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/17/2020 12:40 PM Pg: 1 of 3

Dec ID 20200301637521
ST/CO Stamp 0-175-005-536 ST Tax \$77.50 CO Tax \$38.75

THIS INSTRUMENT PREPARED

BY:

Leslie Ann Jones
Johnson, Jones, Snelling,
Gilbert & Davis, P.C.
36 S. Wabash Ave., Suite 1310
Chicago, IL 60603

410494 46 1/2

GIT

WARRANTY DEED

This Warranty Deed (the "Deed"), made this March 13, 2020, between Robert ~~X~~ Christmon ^{awidower} (Grantor) and Ronnie Lake (Grantee) WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

621 Morris Avenue
Bellwood, Illinois 60104
15-09-306-034-0000

LOT 170 IN RICE'S SUBDIVISION IN BELLWOOD, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

* a single man

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, 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 Grantee and Grantee's heirs and assigns forever.

And Grantor, for himself, and his successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by through or under it, subject only to:

(a) General real estate taxes for the current year not yet due and for subsequent years;

(b) Special taxes or assessments for improvements not yet completed;

(c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

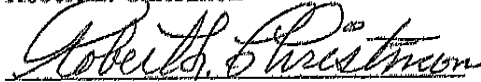
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- (d) Applicable zoning and building laws and ordinances;
- (e) Roads and highways, if any;
- (f) Unrecorded public utility easements, if any;
- (g) Grantee's mortgage, if any;
- (h) Plats of dedication and covenants thereof;
- (i) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

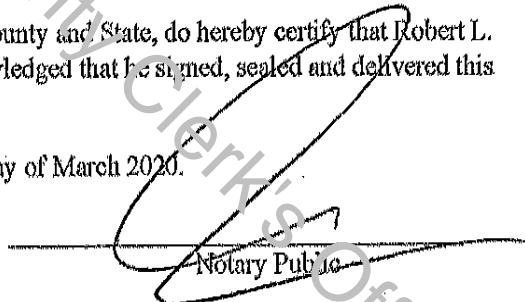
Robert L. Christmon



STATE OF ^{IL})
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Robert L. Christmon, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act.

GIVEN under my hand and Notarial Seal this 13th day of March 2020.



UNOFFICIAL COPY

MAIL TO:

Ronnie Lake
3611 Adams Apt 1E
Bellwood IL 60104

SEND SUBSEQUENT TAX BILLS TO:

Ronnie Lake
(NAME)
3611 Adams Apt 1E
(ADDRESS)
Bellwood IL 60104
(CITY, STATE, AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____



REAL ESTATE TRANSFER TAX		18-Mar-2020
	COUNTY:	38.75
	ILLINOIS:	77.50
	TOTAL:	116.25
15-09-306-034-0000		20200301637521 0-175-005-536

Property of Cook County Clerk's Office