

UNOFFICIAL COPY

Doc#: 2026733288 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/23/2020 02:08 PM Pg: 1 of 2

Warranty Deed

Dec ID 20200601616830
ST/CO Stamp 1-773-217-504 ST Tax \$61.00 CO Tax \$30.50
City Stamp 0-732-645-088 City Tax: \$640.50


THE GRANTOR, HERMAN PHILLIPS, a widower, of the City of Chicago County of Cook State of Illinois for and in consideration of TEN AND 00/100THS (\$10.00)----- DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

MEGAN STEWART
10140 S. Calumet Avenue
Chicago, Illinois 60628

the following described real estate situated in the County of Cook in the State of Illinois, to wit:



LOT 427 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBER 1 BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY AND ALL THAT PART OF THE SOUTHEAST 1/4 OF SAID SECTION 10 TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF AND ADJOINING ILLINOIS CENTRAL RAILROAD RIGHT OF WAY (EXCEPTING THEREFROM THE NORTH 33.277 ACRES THEREOF) IN COOK COUNTY, ILLINOIS

Address: 10140 S. Calumet Avenue, Chicago, Illinois 60628
PIN: 25-10-320-034-0000

| REAL ESTATE TRANSFER TAX | 14-Jul-2020 |
|---|------------------------|
|  | CHICAGO: 457.50 |
| | CTA: 183.00 |
| | TOTAL: 640.50 * |

25-10-320-034-0000 | 20200601616830 | 0-732-645-088

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

| REAL ESTATE TRANSFER TAX | 14-Jul-2020 |
|---|------------------------|
|   | COUNTY: 30.50 |
| | ILLINOIS: 61.00 |
| | TOTAL: 91.50 |

25-10-320-034-0000 | 20200601616830 | 1-773-217-504

FIDELITY NATIONAL TITLE

lots
OC2008192

UNOFFICIAL COPY

SUBJECT TO RESTRICTIONS AND CONDITIONS OF RECORD, GENERAL REAL ESTATE TAXES FOR 2020 AND SUBSEQUENT YEARS, EASEMENTS, IF ANY, AND BUILDING AND ZONING LAWS AND ORDINANCES

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 26th day of June, 2020.

Herman Phillips (SEAL)
HERMAN PHILLIPS

State of Illinois)
) ss
County of Cook)

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HERMAN PHILLIPS, 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 they signed, sealed and delivered the said instrument as 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, this 26th day of June, 2020.

Commission expires 4/10/2022

Kari Ann Legg
Notary Public



This Instrument Prepared By:

Kari Ann Legg
Attorney at Law
18225 Burnham Avenue
Lansing, Illinois 60438

MAIL TO:

Mr. Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 South LaSalle Street
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Ms. Megan Stewart
2000 S Marquette Ave
Chicago IL 60617