UNOFFICIAL COPY

After recording and taxes MAIL 10:	,
TOHorper financial	
1265 Menaid Ave	
Chicago IL 60644	_

Doc#. 2029803115 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/26/2020 12:08 PM Pg: 1 of 2

Dec ID 20200801650506

ST/CO Stamp 0-668-393-952 ST Tax \$125.00 CO Tax \$62.50

City Stamp 0-648-786-400 City Tax: \$1,312.50

WARRANTY DEED

The Grantor, Charles Garner, a single man, of the City of Chicago, County of Cook, and the State of Illinois, for and in consideration of T'.N I.ND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto JD Harper Financial and Investments LLC of Incompany of Cook and the State of Illinois, the following describe a real estate in the City of Chicago, County of Cook and the State of Illinois, to wit:

LEGAL:

LOT 48 AND LOT 49 IN BLOCK 4 IN AUSTIN HEIGHTS, &FING A SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF A.J. KNISELY'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THAT PART NORTH OF THE SOUTH 108 ACRES OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF TILE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 16172020490000

Property Address: 126 S. Menard, Chicago, IL 60644

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

Grantor does for the Grantor and the Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantees that Grantor lawfully seized in fee simple of said premises; that premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Dated this 20 day of fry 20 20

Charles Garner

FIDELITY RATIONAL TITLE CH19008511 162

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State of Illinois)	
County of <u>COOK</u>)	SS
County of TOOK	,	

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Charles Garner, 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 signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and notarial seal this day of 21, 20 20



I	REAL ESTATE	TRAI SFER TA	X	21-Aug-2020
ļ		1	COUNTY:	62.50
i	1000		ILLINOIS:	125.00
!		The state of	TOTAL:	187.50
	16-17-202	-049-0000 I	20200801650506	0.668.303.053

REAL ESTATE TRANS	FER TAX	21-Aug-2020
	CHICAGO:	937.50
	CTA:	375.00
	TOTAL:	1,312.50
16-17-202-049-0000	20200801650506	0-648-7 -6-40

^{16-17-202-049-0000 | 20200801650500 |} U-5-40-7 35-40 V
* Total does not include any applicable penalty or interest due