

# UNOFFICIAL COPY

After recording and taxes MAIL TO:

JD Harper Financial  
Investments, LLC  
126 S Menard 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 TEN AND 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 126 S Menard Ave, Beverly, of the County of COOK and the State of Illinois, the following described 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, BEING 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: Ave 126 S. Menard, Chicago, IL 60644

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption 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 22 day of Aug 2020

Charles Garner

Charles Garner

**FIDELITY NATIONAL TITLE** CH19008511 1 of 2

