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WARRANTY DEED (Illinois)

THIS DEED is made as of the 23 day of September, 2020, by and between

DUANE MARTIN AND HEATHER B. CLARK, HUSBAND AND WIFE


("Grantor," whether one or more),

and

KATRINE HARRIS AND KEVIN BEECK, BOTH SINGLE AS JOINT TENANTS

("Grantee," whether one or more).

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607



2030417044

Doc#: 2030417044 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2020 12:00 PM PG: 1 OF 5

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their 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:

~~THE SOUTH 3 FEET OF LOT 5 AND ALL OF LOT 6, IN BLOCK 8, IN HAROLD J. MCELHINNY'S FIRST ADDITION TO SOUTHTOWN, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

COMMONLY KNOWN AS: 11820 S. ARTESIAN AVE., CHICAGO, IL 60655

PARCEL INDEX NUMBER (PIN): 24-24-419-050-0000 (VOL: 447)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the 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 the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2020 and subsequent years.

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EXHIBIT "A"

THE SOUTH 3 FEET OF LOT 5 AND ALL OF LOT 6, IN BLOCK 8, IN HAROLD J. MCELHINNY'S FIRST ADDITION TO SOUTHTOWN, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

29-Sep-2020



CHICAGO:

2,107.50

CTA:

843.00

TOTAL:

2,950.50 *

24-24-419-050-0000 | 20200901011192 | 1-396-200-928

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

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REAL ESTATE TRANSFER TAX

29-Sep-2020



COUNTY:	140.50
ILLINOIS:	281.00
TOTAL:	421.50

24-24-419-050-0000

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