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Doc# 2101212073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2021 09:52 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20201201682016
ST/CO Stamp 0-472-823-776 ST Tax \$28.00 CO Tax \$14.00
City Stamp 2-078-226-400 City Tax: \$294.00

Chicago Title Chicago Title
Chicago Title

20201201682016
1/1

THE GRANTOR(S), BRADLEY GARRETT, a married man, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to, FAMILY FIRST PROPERTY VENTURES LLC, City of LAS VEGAS, County of Clark, State of Nevada all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

ALL OF LOT 16 AND THE NORTH 3/4 OF LOT 17 IN BLOCK 3 IN WEST PULLMAN, A SUBDIVISION IN THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

Permanent Real Estate Index Number(s): 25-28-201-029-0000

Address(es) of Real Estate: 11938 S. Princeton Avenue, Chicago, IL 60628

Dated this 30th day of October 2020.


BRADLEY GARRETT

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRADLEY GARRETT, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that her 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 30th day of October 2020.


(Notary Public)



Prepared By: The Law Office of Ernest B. Fenton, P.C.
17855 S. Dixie Hwy.
Homewood, Illinois 60430

Mail To:
The Law Office of Ernest B. Fenton
17855 S. Dixie Hwy.
Homewood, Illinois 60430

Name & Address of Taxpayer:


~~Owner of Record~~
~~44938 S. Princeton Ave.~~
~~Chicago, IL 60628~~

Family FIRST Property Ventures, LLC
PO Box 27740
Las Vegas, NV 89126

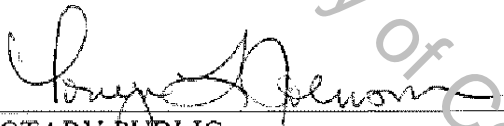
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STATEMENT BY GRANTOR AND GRANTEE

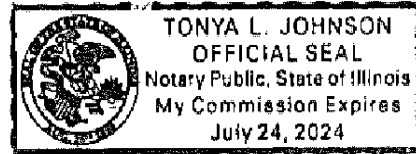
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Signature: 
Grantor or Agent

Subscribed and sworn to before me
this 2nd day of November 2020.



NOTARY PUBLIC



The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
this _____ day of _____ 20____.

NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)