

# UNOFFICIAL COPY

**WARRANTY DEED  
Illinois Statutory**

Doc# 2102006305 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2021 02:36 PM Pg: 1 of 3

Dec ID 20201201685912  
ST/CO Stamp 1-416-630-240 ST Tax \$282.00 CO Tax \$141.00  
City Stamp 0-826-210-272 City Tax: \$2,961.00

PT 20-666 375  
1 of 2

THE GRANTOR(S) **Leo Kassin, A Married Man**, of the City of Chicago, State of Illinois, County of Cook, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY(S) and WARRANT(S) to **Jasmine Clark, A Single Woman and Charles Montgomery, A Single Man as Joint Tenants with the Right of Survivorship** of all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

All of Lot 1 lying Southerly of the Baltimore and Ohio Railroad right of way and that part of Lots 2 to 21 both inclusive (taken as one tract) lying North of the North line of the South 450 feet thereof in Block 16 in James Stinson Subdivision of East Grand Crossing in the Southwest 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes not yet due and payable and subsequent years

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 20-25-315-045-0000

Address(es) of Real Estate: 7610 S. Jeffery Blvd. Chicago, Illinois 60649

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Dated this 9<sup>th</sup> day of December, 2020

Leo Kassin  
Leo Kassin

STATE of IL, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **Leo Kassin**, 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 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 9<sup>th</sup> Day of December, 2020

Ian Murray  
Notary Public



Prepared by:  
Mark R Cahan, Esq  
2924 N. Lincoln Avenue, Suite 200  
Chicago, IL 60657

Mail to:  
↓

Name and Address of Taxpayer:  
Charles Montgomery  
JARMINE CLARK

7610 S Jeffrey  
Chicago, IL 60619

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## Legal/Exhibit "A"

All of Lot 1 lying Southerly of the Baltimore and Ohio Railroad right of way and that part of Lots 2 to 21 both inclusive (taken as one tract) lying North of the North line of the South 450 feet thereof in Block 16 in James Stinson Subdivision of East Grand Crossing in the Southwest 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID(s): 20-25-315-045-0000

Property of Cook County Clerk's Office