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Doc# 2103421338 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 03:59 PM Pg: 1 of 4

20CST504009CL
WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Dec ID 20201101673715
ST/CO Stamp 0-125-460-496 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-787-019-280 City Tax: \$3,062.26

Property of Cook County Clerk's Office

THE GRANTOR(S) Jay Anthony Dobbs, as Trustee of the Jay Anthony Dobbs Revocable Living Trust dated December 19, 2011, of 4248 Pinewood Lane, Matteson, IL 60443, and Jay Anthony Dobbs, as sole heir of Ann E. Dobbs, deceased, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Kelly and Magdalen Taylor, as JOINT TENANTS, of 7543 South Ridgeland Avenue, Chicago, IL 60649, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof *TAYLOR

SUBJECT TO: general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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

Permanent Real Estate Index 20-34-216-040-0000
Number(s):

Address(es) of Real Estate: 8117 South King Drive, Chicago, IL 60619

ZCWS#: 30853
Chicago Title Insurance Company # 20CST504009CL

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Dated this 24th day of NOVEMBER, 2020

Jay A. Dobbs
Jay Anthony Dobbs, as Trustee of the Jay Anthony Dobbs Revocable Living Trust dated December 19, 2011

Jay A. Dobbs
Jay Anthony Dobbs, as sole heir of Ann E. Dobbs, deceased

STATE OF ILLINOIS, COUNTY OF MCHENRY SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jay Anthony Dobbs, 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 _____ day of _____, 20_____.

Notary Public

Prepared by:
Zanck, Coen, Wright & Saladin, PC
40 Brink Street
Crystal Lake, IL 60014

Mail to:
~~Mr. Charles Siragusa~~ Luke Townsend
180 ~~134~~ N. La Salle Street
Suite ~~1050~~ 3700
Chicago, IL ~~60602~~ 60601

Name and Address of Taxpayer:
Kelly and Magdalen Taylor
7543 South Ridgeland Avenue
Chicago, IL 60649

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Exhibit "A" – Legal Description

LOTS 35 AND 36 IN BLOCK 24 IN CHATHAM FIELDS, A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8117 S King Drive, Chicago, IL 60619

PIN: 20-34-216-040-0000

Property of Cook County Clerk's Office



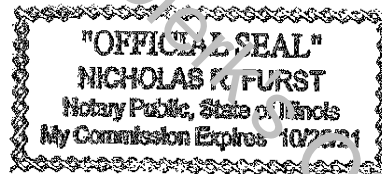
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Chicago Title
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Remote Notarization Certification

I, Nicholas R. Furst, a notary in and for the County of Laure, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Ray Anthony Dolbs (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed (document) consisting of 3 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me this 24 day of Nov, 2020.



[Signature]

Notary Public

Commission Expires:

(Seal)