

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2104112243 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/10/2021 10:30 AM Pg: 1 of 2

Dec ID 20201201674303  
ST/CO Stamp 1-893-525-472 ST Tax \$364.50 CO Tax \$182.25  
City Stamp 1-681-287-136 City Tax: \$3,827.25

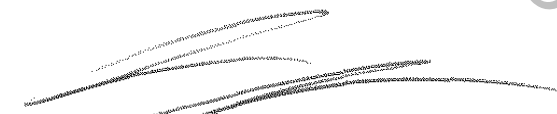
THE GRANTOR(S) Gramercy, LLC: By - Samuel Saka Its Authorized Agent of the City of Matteson, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Roy Sartin and Erica Sartin as Tenancy By The Entirety of 7421 S BENNETT AVE, Chicago, Illinois, 60649 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 20-25-419-020-0000

Address(es) of Real Estate: 7716 South Paxton Avenue Chicago Illinois 60649

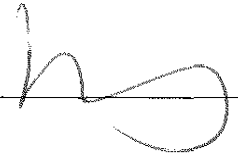
The date of this deed of conveyance is 12/01/2020.

  
Gramercy, LLC: By - Samuel Saka Its Authorized Agent

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Gramercy, LLC: By - Samuel Saka Its Authorized Agent personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 12/01/2020.



  
Notary Public


# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 7716 South Paxton Avenue  
Chicago, Illinois 60649



Legal Description:

LOT 8 (EXCEPT THE SOUTH 3 FEET AND 4 AND ONE-EIGHTH INCHES) AND LOT 7 (EXCEPT THE NORTH 13 FEET AND 4 AND ONE-EIGHTH INCHES) IN BLOCK 1 IN ARNOLD'S SUBDIVISION OF BLOCK 5 (EXCEPT RAILROAD) IN CARLSON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		01-Dec-2020
	CHICAGO:	2,733.75
	CTA:	1,093.50
	TOTAL:	3,827.25 *

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

REAL ESTATE TRANSFER TAX		01-Dec-2020
	COUNTY:	182.25
	ILLINOIS:	364.50
	TOTAL:	546.75

20-25-419-020-0000 | 20201201674303 | 1-893-525-472

### GRANTEE'S ADDRESS &

This instrument was prepared by:  
Nicholas Frenzel  
Frenzel Law, LLC  
120 W. Madison Street, Suite 200-10  
Chicago, IL 60602

Send subsequent tax bills to:

Roy & Erica Sartin  
7716 S. Paxton  
Chicago, IL 60649

Mail recorded document to:

Roy & Erica Sartin  
7716 S. Paxton  
Chicago, IL 60649