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Doc#: 2105512368 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/24/2021 02:32 PM Pg: 1 of 2

Dec ID 20210101626957
ST/CO Stamp 0-460-317-712 ST Tax \$545.00 CO Tax \$272.50
City Stamp 0-623-387-664 City Tax: \$5,722.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, AMANDA M. MCCARTY, n/k/a AMANDA^M COX and MORGAN A. COX, Wife and Husband, CONVEY and WARRANT to KENDRA JEAN GREEN and JACOB JAMES GREEN, Wife and Husband, as Tenants by the Entirety, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF LOTS 67, 68, 69, 70 AND 71 IN BLOCK 3 IN PIERCE'S ADDITION TO HOLSTEIN IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 71; THENCE NORTH 47 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 132.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 8.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 67; THENCE NORTH 41 DEGREES 53 MINUTES 58 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 68, A DISTANCE OF 100.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE SOUTH 47 DEGREES 39 MINUTES 50 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A POINT; THENCE SOUTH 57 DEGREES 20 MINUTES 36 SECONDS WEST, A DISTANCE OF 18.31 FEET TO A POINT; THENCE SOUTH 57 DEGREES 15 MINUTES 43 SECONDS WEST; ALONG THE CENTER LINE OF PARTYWALL, A DISTANCE OF 53.46 FEET TO A POINT; THENCE SOUTH 52 DEGREES 07 MINUTES 19 SECONDS WEST, A DISTANCE OF 31.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-31-300-068-0000

Address (es) of Real Estate: 1876 North Oakley Avenue, Chicago, Illinois 60647

This 26 day of JANUARY, 20 21.

AMANDA M. MCCARTY, n/k/a
AMANDA COX

MORGANA. COX

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STATE OF IL
COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that AMANDA COX and MORGAN A. COX, Wife and Husband, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of January, 2021.


Alexandra M. Argiris (Notary Public)





Prepared by:
Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

Mail To:
JUNILLA SLEDZIEWSKI
200 NORTH LASALLE STREET
SUITE 1550
CHICAGO, ILLINOIS 60601

Name and Address of Taxpayer:
Kendra and Jacob Green
1876 North Oakley Avenue
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		02-Feb-2021
	CHICAGO:	4,087.50
	CTA:	1,635.00
	TOTAL:	5,722.50 *

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

REAL ESTATE TRANSFER TAX		04-Feb-2021
	COUNTY:	272.50
	ILLINOIS:	545.00
	TOTAL:	817.50

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