UNOFFICIAL COPY

Doc#. 2106306168 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Dec ID 20201201695244

Date: 03/04/2021 10:22 AM Pg: 1 of 3

ST/CO Stamp 1-174-601-696 ST Tax \$320.00 CO Tax \$160.00

City Stamp 1-129-471-968 City Tax: \$3,360.00

WARRANTY DEED

Individual

Grantee's Address & MAIL TAX BILL TO:

Gregory Ian Ijiwola 2324 W. Touhy Avenue Chicago, Illinois 60645

MAIL RECORDED DEED TO:

Jackie Gaither 333 S. Wabash Avenue Chicago, Illinois 60604

THE GRANTORS, FINESTO S. PECO, a married man, AND CHERRY V. PECO, single, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to GREGORY IAN IJIWOLA of _ all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 2 IN THE RESUBDIVISION OF LOTS 13 AND 14 IN BLOCK 8 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NOR I'V OF INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 11-30-319-020 - 0000

Property Address: 2324 W. Touhy Avenue, Chicago, IL 60645

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homest ad Exemptions Laws of the State of Illinois.

* and Adubowaie Ijiwola,
as tenanhin common NOTE: This is not homestead property of Ernesto S. Peco or his spouse.

FIDELITY NATIONAL TITLE OC 20035467

(42

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ERNESTO S. PECO, BY CHERRY V. PECO in Cherry V Pero

ERNESTO S. PECO, BY CHERRY V. PECO in CHERRY V. PECO

AS ATTORNEY-IN-FACT

STATE OF ILLINOIS

) SS

COUNTY OF Will

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ERNESTO S. PECO, E.Y. CHERRY V. PECO AS ATTORNEY-IN-FACT AND CHERRY V. PECO, personally known to me to be the same persons whose names 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 notarial seal this 27 day of Volember, 2020.

OFFICIAL SEAL
JOHN D FORDON JR
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/05/24

DATED this 77 day of Nevember, 2020.

Notary Public

PREPARED BY:

Fisher Berardi Law Attorney Mark M. Berardi 14919 Founders Crossing Homer Glen, Illinois 60491

* POH Recorded 2036413148

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11-30-319-020-0000





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REAL ESTATE TRANSFER TAX

CHICAGO:

02-Jan-2021

2,400.00 960,00

CTA: TOTAL: