

UNOFFICIAL COPY

WARRANTY DEED
(Individual to Individual)

Doc#: 2106818239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2021 02:49 PM Pg: 1 of 3

Dec ID 20201001629159
ST/CO Stamp 1-545-271-312 ST Tax \$288.00 CO Tax \$144.00
City Stamp 0-560-803-856 City Tax: \$3,024.00

THE GRANTOR, Shaundas Y. Reason, a married woman, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged do hereby convey and warrant unto Sameca N. Howard, a single woman, of the Village of Oak Park, County of Cook, State of Illinois, hereinafter "Grantee", the following described real estate, together with all improvements located thereon, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

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

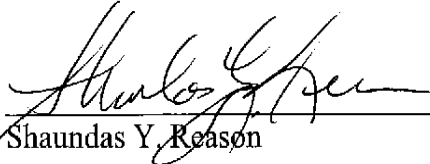
Permanent Real Estate Index Number: 20-14-314-037-0000

Address(es) of Real Estate: 6201 S. Drexel Avenue, Chicago, Illinois 60637

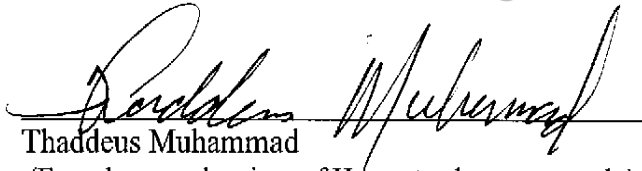
JENW 908 0160K

Chicago Title

Dated this 16 day of October, 2020



Shaundas Y. Reason



Thaddeus Muhammad
(For release and waiver of Homestead purposes only)

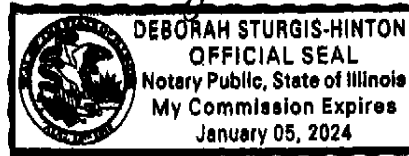
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shaundas Y. Reason and Thaddeus Muhammad personally known to me to be the person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 16th day of October, 2020

Deborah Sturgis-Hinton (Notary Public)



Prepared By: Hinton Law Offices, LLC
Steven A. Hinton
1701 S. 1st Avenue, Suite 309
Maywood, Illinois 60153

Mail To:

Seneca Howard
6201 S. Drexel Ave
Chicago, IL 60637

Name & Address of Taxpayer:

Christopher Weinum
705 E. 162nd Street, Ste 201
South Holland, IL 60473

REAL ESTATE TRANSFER TAX 21-Jan-2021

CHICAGO:	2,160.00
CTA:	864.00
TOTAL:	3,024.00 *

20-14-314-037-0000 | 20201001629159 | 0-560-803-856

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

REAL ESTATE TRANSFER TAX

21-Jan-2021



COUNTY:	144.00
ILLINOIS:	288.00
TOTAL:	432.00

20-14-314-037-0000 | 20201001629159 | 1-545-271-312

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PARCEL 1:

LOTS 47, 48, 49 AND 50, TAKEN AS A TRACT, (EXCEPT THE EAST 132.22 FEET OF THE NORTH 41.31 FEET AND EXCEPT THE EAST 139.10 FEET OF THE SOUTH 54.74 FEET THEREOF) IN BLOCK 8 IN LLOYD'S RESUBDIVISION OF BLOCKS 8 AND 9 AND THE WEST 1/2 OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 2 1/2 ACRES) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DREXEL COURT TOWNHOME ASSOCIATION RECORDED AS DOCUMENT NUMBER 0606644144.

Property of Cook County Clerk's Office