

WARRANTY DEED

MAIL TO:

Sam Kelly  
2534 W. 115th Place  
Chicago, IL 60655

Doc#: 2106821208 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/09/2021 10:03 AM Pg: 1 of 2

Dec ID 20210201643401  
ST/CO Stamp 2-080-697-360 ST Tax \$229.50 CO Tax \$114.75  
City Stamp 1-596-288-016 City Tax: \$2,409.75

NAME AND ADDRESS OF TAXPAYER:

Sam Kelly  
2534 W. 115th Place  
Chicago, IL 60655

PDW21055388 10/1

THE GRANTOR(S) **THOMAS A. HITZ and JOAN M. HITZ**, of Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **SAM KELLY**, an unmarried man, of Chicago, Illinois, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

6512 N Bosworth Street  
Chicago IL 60626

LOT 17 IN BLOCK 13 IN HAROLD C. MCELHINNY'S FIRST ADDITION TO SOUTHTOWN, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 24-24-401-017-0000

PROPERTY ADDRESS: 2534 W. 115th Place, Chicago, Illinois 60655

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

TO HAVE AND TO HOLD said premises subject to a) general real estate taxes not due and payable at the time of closing; b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises; d) public and utility easements which serve the premises; e) public roads and highways, if any; f) party wall rights and agreements, if any; and g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

REAL ESTATE TRANSFER TAX		22-Feb-2021	
	COUNTY:		114.75
	ILLINOIS:		229.50
	TOTAL:		344.25
24-24-401-017-0000   20210201643401   2-080-697-360			

REAL ESTATE TRANSFER TAX		22-Feb-2021	
	CHICAGO:		1,721.25
	CTA:		688.50
	TOTAL:		2,409.75 *
24-24-401-017-0000   20210201643401   1-596-288-016			
* Total does not include any applicable penalty or interest due.			

DATED: February 4, 2021

**UNOFFICIAL COPY**

*Thomas A. Hitz* (SEAL)  
**THOMAS A. HITZ**

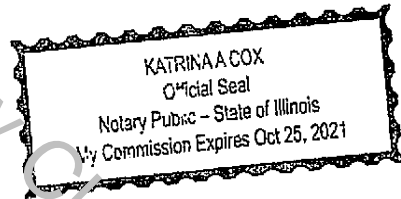
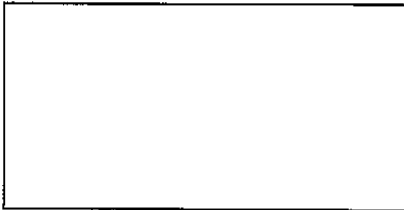
*Joan M. Hitz* (SEAL)  
**JOAN M. HITZ**

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 **THOMAS A. HITZ** and **JOAN M. HITZ**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/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 notarial seal, this 4<sup>th</sup> day of February, 2021.

*Katrina A Cox*  
Notary Public



NAME AND ADDRESS OF PREPARER:  
Law Office of Katrina A. Cox  
15255 S. 94<sup>th</sup> Ave. Ste. 500  
Orland Park, IL 60462

CLERK'S OFFICE OF COOK COUNTY