## **UNOFFICIAL COPY**

## Warranty Deed

**ILLINOIS** 

FIDELITY NATIONAL TITLE OC19024044

Doc#. 2109801245 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/08/2021 07:54 AM Pg: 1 of 2

Dec ID 20210101626974

ST/CO Stamp 1-796-064-272 ST Tax \$485.00 CO Tax \$242.50

City Stamp 1-976-607-760 City Tax: \$5,092.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Cramercy, 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(c) to (Name and Address of Grantee-s) Richard Nettles and Tyricia Nettles as [Select a Tenancy] of
4101 S MICHIGAN AVE #313, Chicago, Illinois, 60653 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.

& As thanks by the entireten

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

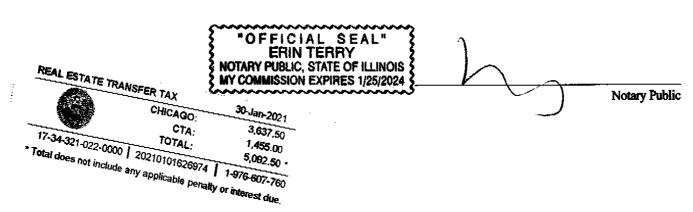
Permanent Real Estate Index Number(s): 17-34-321-022-0000

Address(es) of Real Estate: 3804 S Wabash Ave Chicago Illino's 50653

The date of this deed of conveyance is 01/29/2021.

Gramercy, LLC: By - Samuel Saka - Its Authorized Agent

Given under my hand and official seal 01/29/2021.



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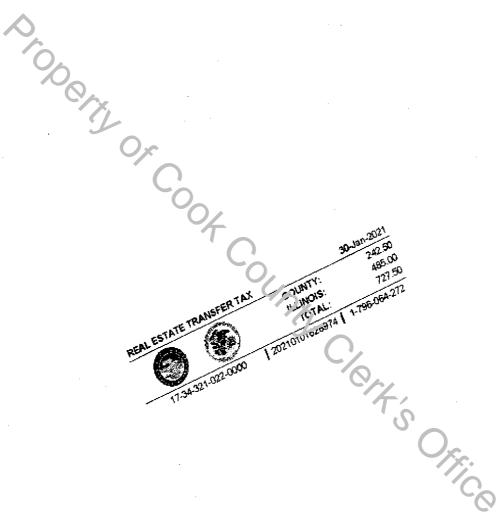
## LEGAL DESCRIPTION

For the premises commonly known as:

3804 S Wabash Ave Chicago, Illinois 60653

Legal Description:

LOT 3 IN CHARLES P. MITCHELL'S SUBDIVISION OF LOTS 22, 23 AND 24 IN C.H. WALKER'S SUBDIVISION OF THE WEST 5 ACRES NORTH AND ADJOINING THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, BAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



This instrument was prepared by:
Nicholas Frenzel
Frenzel Law, LLC
120 W. Madison Street, Suite 20010
Chicago, IL 60602

Send subsequent tax bills to:
Richard Nettles and Tyricia Nettles
3804 S. Wabath Ave.
(hitage, II. 60657

Mail recorded document to:
Richard Nettles and Tyricia Nettles
3804 S. Wahnih Ave.
Chicago J. I. 66653