

UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2110410211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2021 03:58 PM Pg: 1 of 3

Dec ID 20210301666185
ST/CO Stamp 0-140-538-384 ST Tax \$130.00 CO Tax \$65.00

WARRANTY DEED

46 Chicago Title
216 NW 090333WC
Paw Mill 10 of 2

THE GRANTORS, Kyle Mitchell, a single person, of 12291 Heritage Springs Drive, #305, Santa Fe Springs, CA 90670, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Theresa Lolita Spraggins, a single person, of _____ all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9 IN BLOCK 3 IN CALUMET SIBLEY CENTER ADDITION, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantor, for himself and his successors, further covenant, promise and agree with Grantee, her heirs and assigns, that she has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that she will warrant and defend the property against all persons lawfully claimed by, through or under them.

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

Permanent Real Estate Index Number(s): 29-10-227-009-0000

Address(es) of Real Estate: 14929 Grant St, Dolton, Illinois 60419

NOT A HOMESTEAD PROPERTY

VILLAGE OF DOLTON	
WATER / REAL PROPERTY TRANSFER TAX	
ADDRESS	14929 Grant St No. 24231
ISSUE	3-16-21 EXPIRED 4-14-21
AMT	\$150.00
TYPE	W Deal

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Dated this 24th day of February, 2021.

Kyle Mitchell
Kyle Mitchell

STATE OF CALIFORNIA)
) SS.
COUNTY OF Los Angeles)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kyle Mitchell, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 _____ day of February, 2021.

See att AIF (Notary Public)
2/24/21

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

Mail To:
Christopher Weinum, Esq.
Law Office of Christopher Weinum
705 E. 162nd St.
South Holland, IL 60473

Name & Address of Taxpayer:
Theresa Lolita Spraggins
14929 Grant St
Dolton, IL 60419

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

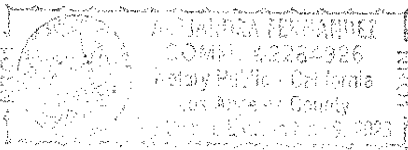
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On Feb 24, 2021, before me, Alejandra Fernandez, Notary Public,
personally appeared Kyle Mitchell

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

Alejandra Fernandez

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____