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Doc# 2111828004 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/28/2021 11:53 AM PG: 1 OF 4

STATE OF ILLINOIS

COUNTY OF COOK

WARRANTY DEED

754496 1/2

THE GRANTOR, **Michael A. Boyce II** and **Chasity A. Boyce**, as husband and wife, for and in consideration of TEN & 00/100THS DOLLARS, plus other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

G. Sr. Jeffrey Hunter or married man the following described Real Estate located in the **COUNTY OF COOK, STATE OF ILLINOIS**, to wit:

THE SOUTH 25 FEET OF LOT 20 (EXCEPT THAT PART TAKEN FOR WIDENING WABASH) IN PRIOR AND HOPKINS' SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** General Real Estate Taxes for 2020 and subsequent years, and covenants and restrictions of record, hereby releasing and waiving all rights under, and by virtue of, the Homestead Exception Laws of the State of Illinois;

**TO HAVE AND TO HOLD** said interest forever.

**PERMANENT REAL ESTATE NUMBER:** 20-03-119-006-0000

**PROPERTY ADDRESS:** 4223 S. Wabash Ave., Chicago, Illinois 60653

Michael A. Boyce II  
Michael A. Boyce II

2/26/21  
Date

Chasity A. Boyce  
Chasity A. Boyce

2/26/21  
Date

S V  
P 4  
S 4-1  
SC  
INT JP

**STATE OF ILLINOIS, COUNTY OF COOK. SS.** I, the undersigned a Notary Public in and for said County, in the State aforesaid, do certify that **Michael A. Boyce II** and **Chasity A. Boyce** are personally known to me to be the same persons who subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

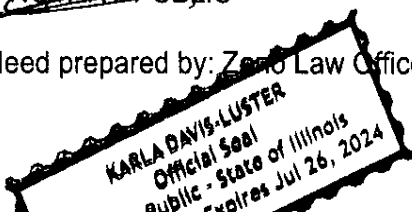
Subscribed and Sworn to Before Me  
This 26 Day of February, 2021

[Signature]  
NOTARY PUBLIC

**MAIL TO:**  
Jeffrey G. Hunter Sr  
4223 S. Wabash Ave.  
Chicago, IL 60653

**SEND TAX BILLS TO:**  
[Arrow]

This deed prepared by: Zeno Law Office, P.C. 401 S. LaSalle St. Suite 801-P Chicago, IL 60605 (312) 281-0394



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File No: 754496

## EXHIBIT "A"

THE SOUTH 25 FEET OF LOT 20 (EXCEPT THAT PART TAKEN FOR WIDENING WABASH) IN PRIOR AND HOPKINS' SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20-03-119-006-0000

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

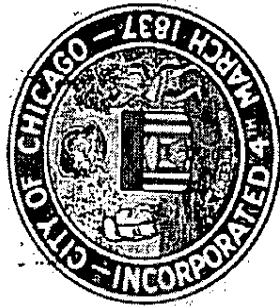
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**REAL ESTATE TRANSFER TAX**

09-Mar-2021



**CHICAGO:**

4,350.00

**CTA:**

1,740.00

**TOTAL:**

6,090.00

20-03-119-006-0000 | 20210301661189 | 0-856-932-888

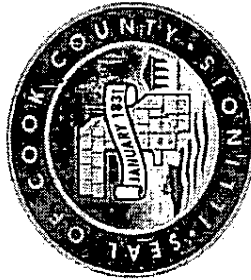
\* Total does not include any applicable penalty or interest due

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**REAL ESTATE TRANSFER TAX**

09-Mar-2021



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

290.00  
580.00  
870.00

20-03-119-006-0000

20210301661189

1-309-184-528

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