

# UNOFFICIAL COPY

Doc#: 2113228217 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/12/2021 11:25 AM Pg: 1 of 3

**This Document prepared by:**  
**Stanley B. Stallworth, Esq.**  
**3352 South Calumet Avenue**  
**Chicago, IL 60616**

Dec ID 20210501618132  
ST/CO Stamp 1-144-397-328 ST Tax \$379.00 CO Tax \$189.50  
City Stamp 0-837-587-216 City Tax: \$3,979.50

**After Recording Return to:**  
**James and Angel Denman**  
**3115 South Prairie Avenue**  
**Chicago, IL 60616**

21001644 NC CA 1 of 2

## WARRANTY DEED

THIS WARRANTY DEED ("Warranty Deed") is made as of this 3rd day of May, 2021, by and between STANLEY B. STALLWORTH, an unmarried man, having an address of 3352 South Calumet Avenue, Chicago, IL 60616 ("Grantor"), in favor of JAMES DENMAN AND ANGEL MARIE DENMAN, husband and wife, as tenants by the entirety, and having an address of 3115 South Prairie Avenue, Chicago, IL 60616, as grantee (collectively, "Grantees").

WITNESSETH, that said Grantor, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantees, the adequacy, sufficiency and receipt of which are hereby acknowledged, agreed and accepted, does hereby grant, bargain, transfer, hypothecate and convey unto Grantees, that certain real property located in the City of Chicago, County of Cook, State of Illinois, which property is legally described to-wit, as follows (the "Property"):

**PERMANENT INDEX NUMBER: 17-34-104-052-0000**  
**COMMON ADDRESS: 3115 SOUTH PRAIRIE AVENUE, CHICAGO, IL 60616**

**THE SOUTH 17.33 FEET OF THE NORTH 54.51 FEET OF LOTS 58, 59 AND 60, TAKEN AS A TRACT IN HAYWOOD'S SUBDIVISION OF THE WEST 4/5 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**SUBJECT TO: REAL PROPERTY TAXES NOT YET DUE AND PAYABLE; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD WHICH DO NOT AFFECT THE USE OF THE PROPERTY AS A RESIDENCE; MATTERS SET FORTH IN THAT CERTAIN SURVEY OF SAID PROPERTY PREPARED BY L.R. PASS AND ASSOCIATES, DATED JANUARY 26, 2021; AND MATTERS DONE OR SUFFERED BY, THROUGH OR UNDER GRANTEES.**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,

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issues and profits therefrom; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or in equity, of, in and to the said Property.

Grantor states that the above described Property does not constitute the homestead of Grantor.

To have and to hold unto said Grantees for and during their joint lives in fee simple.

Grantor hereby warrants title to said Property and will WARRANT AND FOREVER DEFEND unto Grantees and Grantees' successors, assigns, devisees, executors and administrators, the same against all claims and demands whatsoever. Grantor, for himself and for his successors, assigns, devisees, executors and administrators, does hereby covenant with and to said Grantees that Grantor is lawfully seized in fee simple of said Property and that the Property is free and clear from all liens, encumbrances and instruments whatsoever, except as set forth above.

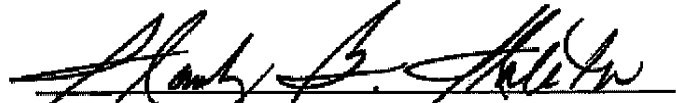
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## WARRANTY DEED – SIGNATURE PAGE

IN WITNESS WHEREOF, Grantor has caused his name to be signed to this Warranty Deed on the day and year first above written.

GRANTOR:

  
STANLEY B. STALLWORTH, an Illinois resident

STATE OF ILLINOIS  
COUNTY OF COOK

I, ERIN CACCAMO, a Notary Public in and for said County and State, do hereby certify that STANLEY B. STALLWORTH, an unmarried man, a whose name is signed to the foregoing Warranty Deed, and who is known to me, or provided adequate and sufficient identification to me as to his identity, acknowledged before me this day that, being informed of the substance and contents of said Warranty Deed, he voluntarily executed and delivered said Warranty Deed for the uses and purposes therein stated, on the date set forth therein.

Given under my hand and seal on this 3rd day of May, 2021



  
Name: ERIN CACCAMO  
My Commission Expires: 8/28/23

SEAL