

752714

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Rhoda P. Bogardus
6850 S. Oglesby Ave.
Apt. 2
Chicago, IL 60649



Doc# 2114706056 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/27/2021 10:23 AM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTOR Rhoda P. Bogardus, divorced and not since remarried, of 6850 S. Oglesby Ave., Apt. 2, Chicago, IL 60649, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to

~~Property of NEB, LLC, a Delaware limited liability company, 1001 E. 10th St., Chicago, IL 60605, in fee simple forever, the following~~

described real estate situated in the County of Cook, in the State of Illinois, to wit:

** The Toillzz Group, LLC an Illinois Limited Liability Company*
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 21-30-322-034-0000

Property Address: 7758 S. Saginaw Ave., Chicago, IL 60649

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

Dated this 11th day of March, 2021.

Rhoda P. Bogardus
Rhoda P. Bogardus

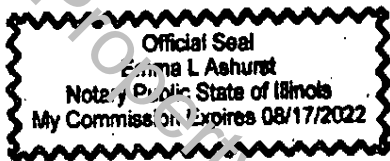
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7/5/21
JH

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rhoda P. Bogardus personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as 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 11 day of March, 2021.



Emma Ashurst
Notary Public

THIS INSTRUMENT PREPARED BY
Matthew C. Douglas
Leon Zelechowski, Ltd.
111 W. Washington Street, Suite 1110
Chicago, IL 60602

MAIL TO:

~~Erika Norton
15948 Woodlawn West
South Holland, IL 60473~~

Daniel Fajerstein
513 Chicago Ave.
Evanston, IL 60202

SEND SUBSEQUENT TAX BILLS TO:

~~Premier Property Solutions, NFP
4924 Ridge Rd #615
Homewood, IL 60431~~

The Tolle Group, LLC
5701 N. Sheridan
unit 22T
Chicago, IL 60660

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File No: 752714

EXHIBIT "A"

THE SOUTH 31 FEET OF LOT 36 IN DIVISION 2 OF WESTFALL'S SUBDIVISION OF THE EAST 14 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

21-30-322-034-0000

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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.

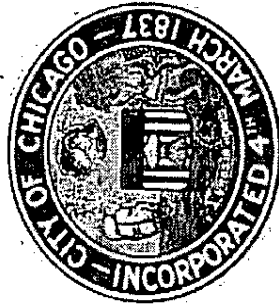
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REAL ESTATE TRANSFER TAX

26-Apr-2021



CHICAGO:

615.00

CTA:

246.00

TOTAL:

861.00

21-30-322-034-0000 | 20210401601910 | 0-184-950-288

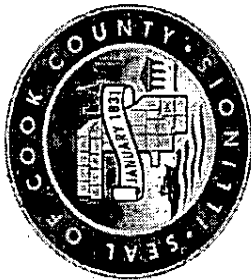
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

26-Apr-2021



COUNTY:
ILLINOIS:
TOTAL:

41.00
82.00
123.00

21-30-322-034-0000

20210401601910

0-178-134-544

Property of Cook County Clerk's Office