

# UNOFFICIAL COPY

## WARRANTY DEED

**Statutory (Illinois)  
(Individual to Company)**

Doc#: 2115325288 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/02/2021 04:13 PM Pg: 1 of 3

Dec ID 20210501636071  
ST/CO Stamp 1-937-791-248 ST Tax \$405.00 CO Tax \$202.50  
City Stamp 0-738-257-168 City Tax: \$4,252.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Elijah J. Anderson and Stephanie Ann Anderson husband and wife of the village/city of Chicago, County of Cook, State of IL for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Pro Builders Realty, LLC

(Names and Address of Grantees)

the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

### LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. *2020*

SUBJECT TO: General taxes for *2<sup>nd</sup> install* and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 14-07-113-031-0000

Address(es) of Real Estate: 2240 West Farragut Avenue, Chicago, IL 60625

Dated this 05 day of May, 2021

X 

(SEAL)

Elijah J. Anderson

X 

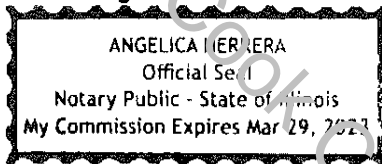
(SEAL)

Stephanie Ann Anderson

*216ND167096WH  
1271*

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✓ State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Elijah J. Anderson and Stephanie Ann Anderson husband and wife personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(IMPRESS SEAL HERE)

Given under my hand and official seal, this 05 day of May, 2021

Commission expires March 29, 2023

NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLEN, ILLINOIS 60137

MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
<u>Pro Builders Realty LLC</u>	_____
(Name) <u>Clotilde Estrada</u>	(Name)
<u>5202 WASHINGTON 5138 N Keeler Ave</u>	_____
(Address)	(Address)
<u>Chicago IL <del>60610</del></u>	_____
(City, State and Zip)	(City, State and Zip)
<u>60630</u>	

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## LEGAL DESCRIPTION

LOT 102 IN SAM BROWN JR'S 59TH STREET SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

Property of Cook County Clerk's Office