

UNOFFICIAL COPY

Chicago Title

Doc#: 2115528483 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/04/2021 03:19 PM Pg: 1 of 3

Dec ID 20210501632670

ST/CO Stamp 0-127-351-056 ST Tax \$725.00 CO Tax \$362.50

City Stamp 0-388-311-312 City Tax: \$7,612.50

21GSA043818WJ

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Angel R. Figueroa
2643 W. Armitage Ave.
Chicago, IL 60647

Chicago Title

(The Above Space for Recorder's Use Only)

THE GRANTOR Angel R. Figueroa, An Unmarried man, of 2643 W. Armitage Ave., Chicago, IL 60647 for and in consideration of SEVEN HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$725,000.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Delilah's Oils LLC, a Limited Liability Company, licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 12 IN GOODRICH AND YOUNG'S SUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK 1 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-36-402-007-0000

Property Address: 2643 W. Armitage Ave., Chicago, IL 60647

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues, and profits thereof; and all the estate, right, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the unsealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain sell and convey the same in manner and form aforesaid, and that encumbrances and restrictions of whatever kind of nature soever, and except general taxes for the current year and subsequent years, and subject to statutory exceptions.

UNOFFICIAL COPY

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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 ____ day of ____, 2021.



Angel R. Figueroa

STATE OF ILLINOIS)
) SS,
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Angel R. Figueroa 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 she signed, sealed and delivered in the instrument as her 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 ____ day of ____, 2021.





Notary Public

THIS INSTRUMENT PREPARED BY
Gary K. Davidson
Castle Law
2 N. 129th Infantry Drive
Joliet, IL 60435

UNOFFICIAL COPY

MAIL TO:

**Delilah's Oils LLC
2643 W Armitage Ave.
Chicago, IL., 60647**

SEND SUBSEQUENT TAX BILLS TO:

**Delilah's Oils LLC
2643 W. Armitage Ave.
Chicago, IL 60647**

Property of Cook County Clerk's Office

