

# UNOFFICIAL COPY

Doc#: 2115907449 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/08/2021 01:10 PM Pg: 1 of 2

## WARRANTY DEED

The Grantor, **JESSICA BOUCHARD, NOW KNOWN AS JESSICA GROOMS, married**, for and in consideration of TEN and no/100 DOLLARS and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS TO MARK S. SIMOND AND NATASHA LENAY DIXON, husband and wife, AS TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20210401689781  
ST/CO Stamp 0-683-370-000 ST Tax \$205.00 CO Tax \$102.50  
City Stamp 1-422-124-560 City Tax: \$2,152.50

**LOTS 25 AND 26 IN BLOCK 47 IN WEST PULLMAN A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**THIS IS NOT HOMESTEAD PROPERTY**

**SUBJECT TO: a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements as exist; (e) roads and high ways, if any; (f) party wall rights and agreements, if any.**

Address of Real Estate: 12257 S. Princeton Ave., Chicago, IL 60628

Permanent Real Estate Index No.: 25-28-226-016-0000

Dated this 5<sup>th</sup> day of April, 2021

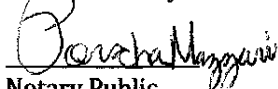
  
**JESSICA GROOMS**

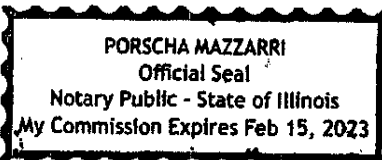
**FIDELITY NATIONAL TITLE  
OC21006836**

STATE OF Illinois, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JESSICA GROOMS, 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 the said 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 official seal, this 5 day of April, 2021

  
Notary Public



Prepared by: J.Winter, PO Box 583, Palos Heights, Illinois 60463

### GRANTEES ADDRESS

Mail to:  
Peques Law Practice, PLLC  
1653 s. Blue Island Ave.  
Chicago, IL 60608

Name and Address of Taxpayer:  
Mark S. Simond & Natasha L. Dixon  
12257 s. Princeton Ave.  
Chicago, IL 60628

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

07-Apr-2021

COUNTY:	ILLINOIS:	25-28-226-016-0000
102.50	205.00	20210401689781   0-683-370-000
TOTAL: 307.50		



REAL ESTATE TRANSFER TAX

07-Apr-2021

CHICAGO:	CTA:	25-28-226-016-0000
1,537.50	615.00	20210401689781   1-422-124-560
TOTAL: 2,152.50 *		



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