

# UNOFFICIAL COPY

## ILLINOIS WARRANTY DEED

PURSUANT TO §755 ILCS 5/9

MAIL FUTURE TAX BILLS & DEED TO: GRANTEES  
ADDRESS

**RHONDA C. LEWIS**

1827 S. KILDARE AVENUE  
CHICAGO, ILLINOIS 60623

PERMANENT INDEX NUMBER

16-22-410-024-0000

NOW COMES THE BELOW-LISTED GRANTOR:

Doc#: 2116542291 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/14/2021 02:45 PM Pg: 1 of 3

Dec ID 20210501631552

ST/CO Stamp 2-005-584-144 ST Tax \$115.00 CO Tax \$57.50

City Stamp 0-519-407-888 City Tax: \$1,207.50

**FIDELITY NATIONAL TITLE**  
**OC20034705**

**SABRINA OPIO**

(A SINGLE WOMAN) FORMERLY OF

**1827 SOUTH KILDARE AVENUE, CHICAGO, ILLINOIS 60623**

DOES NOW STATE THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS and 00/100 CENTS (\$10.00) and OTHER GOOD VALUABLE CONSIDERATION IN HAND PAID, DOES NOW REMISE, CONVEY & WARRANT HER 100% FEE SIMPLE INTEREST on this 14TH DAY OF MAY IN THE YEAR 2021 (5.14.2021), the below-described REAL PROPERTY SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS to the following below-listed party:

NOW COMES THE BELOW-LISTED GRANTEE:

**RHONDA C. LEWIS**

(A SINGLE WOMAN) NOW OF

**1827 S. KILDARE AVENUE, CHICAGO, ILLINOIS 60623**

**THE COMMONLY REFERRED TO PROPERTY ADDRESS:**

**1827 S. KILDARE AVENUE, IN CHICAGO, ILLINOIS 60623**

**LEGAL DESCRIPTION: SEE ATTACHED ON PAGE THREE OF THIS DEED**

**THIS DEED WAS PREPARED BY THE FOLLOWING:**

**THE LOOMARTEE LAW GROUP, 625 E. 170TH, 2E, S HOLLAND, IL 60473**

REAL ESTATE TRANSFER TAX 18-May-2021



CHICAGO: 862.50  
CTA: 345.00  
TOTAL: 1,207.50 \*

16-22-410-024-0000 | 20210501631552 | 0-519-407-888

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

**PAGE ONE OF THREE**

REAL ESTATE TRANSFER TAX 18-May-2021



COUNTY: 57.5  
ILLINOIS: 115.0  
TOTAL: 172.5

16-22-410-024-0000 | 20210501631552 | 2-005-584-144

**UNOFFICIAL COPY****PAGE TWO OF THREE**

FURTHERMORE, THIS WARRANTY DEED CONVEYS THE 100% INTEREST IN FEE SIMPLE OWNED BY MS. SABRINA OPIO, WHICH WAS OBTAINED BY THE SPECIAL WARRANTY DEED WHICH WAS EXECUTED ON NOVEMBER 13TH, 2019 AND RECORDED ON DECEMBER 3RD, 2019 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 1933715008.

FINALLY, THE GRANTOR, MS. SABRINA OPIO, FORMERLY OF 1827 S. KILDARE AVENUE, IN CHICAGO, ILLINOIS 60623, DOES NOW HEREBY WAIVE AND RELEASE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD LAWS OF THE STATE OF ILLINOIS, TO THE ABOVE-REFERENCED GRANTEE, MS. RHONDA C. LEWIS, IN FEE SIMPLE, AND NOW OF 1827 S. KILDARE AVENUE, IN CHICAGO, ILLINOIS 60623, IN COOK COUNTY.

ALSO, THIS WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/9 AND IS SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 AND THE CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION, AS WELL AS ANY RESPECTIVE ORDINANCE REQUIRED BY THE CITY OF CHICAGO, AND FOR THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.



MS. SABRINA OPIO – OWNER OF RECORD



DATED: FRIDAY, MAY 14TH, 2021

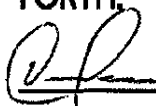
**NOTARY SECTION BELOW:**

STATE OF ILLINOIS )

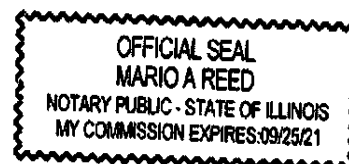
) SS

COUNTY OF COOK )

I, ATTORNEY MARIO A. REED, a NOTARY PUBLIC, FOR THE STATE OF ILLINOIS, while in the COUNTY OF COOK, do hereby SWEAR AND AFFIRM that MS. SABRINA OPIO, personally known to me to be the same person whose name is affixed to the foregoing WARRANTY DEED, did appear before me on this FOURTEENTH DAY OF MAY IN THE YEAR 2021, and acknowledged that SHE SIGNED, SEALED & DELIVERED this WARRANTY DEED as her FREE AND VOLUNTARY ACT as SUCH GRANTOR for the USE AND PURPOSE THEREIN SET FORTH.

**AFFIX NOTARY STAMP BELOW:**


MARIO A. REED, ESQ. – NOTARY PUBLIC



**UNOFFICIAL COPY****PAGE THREE OF THREE****ATTACHED LEGAL DESCRIPTION:**

THE TWENTY-THREE POINT EIGHTY-THREE (23.83) FEET OF THE NORTH FOUR-HUNDRED-TWENTY-THREE POINT EIGHTY-THREE (423.83) FEET OF THE EAST FIFTY-SEVEN (57) FEET OF THE FOLLOWING DESCRIBED REAL ESTATE TAKEN AS A SINGLE TRACT: LOTS TWO (2), THREE (3), FOUR (4), FIVE (5), THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15) IN THE W. A. JAMES SUBDIVISION OF LOT FOUR (4) (EXCEPT THE WEST TWO-HUNDRED-FORTY-THREE POINT FIFTY-FOUR (243.54) FEET) IN THE EXECUTOR'S SUBDIVISION OF LOT THREE (3) IN THE PARTITION OF THE SOUTHEAST ONE-FOURTH (1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ILLINOIS, COOK COUNTY & CITY OF CHICAGO TRANSFER TAX STAMPS BELOW**

0620034705  
**FIDELITY NATIONAL TITLE**