

UNOFFICIAL COPY

Doc# 2117255159 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2021 11:56 AM Pg: 1 of 3

This instrument prepared by:

Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

Dec ID 20210501631829
ST/CO Stamp 0-741-574-928 ST Tax \$387.00 CO Tax \$193.50
City Stamp 1-601-456-400 City Tax: \$4,063.50

MAIL TAX BILL TO:

Frank Dufour and Sybil Dufour
~~1857 N. Newland Ave. 24705 N. Court~~
~~Chicago, IL 60707~~ *Valentine, Co. 91355*

MAIL RECORDED DEED TO:

Scott Rogoff
1700 W. Higgins Rd.
Suite 430
Des Plaines, IL 60018

WARRANTY DEED
Statutory (Illinois)

The Grantor, Larry Davis of the City of Chicago, County of Cook, Illinois, *Widow and not since remarried*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to Frank D. DuFour and Sybil M. DuFour, as trustees of the Survivor's Trust under the DuFour Revocable Living Trust, dated September 26, 2008, (hereinafter "Grantees"), all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Attached Legal Description, Exhibit A

COMMONLY KNOWN AS: 1857 N. Newland Ave., Chicago, IL 60707
PIN: 13313110010000


SUBJECT TO: General real estate taxes for 2020 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

TQ006861

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IN WITNESS WHEREOF, this deed was executed by the undersigned on the 7 day of May, 2021.

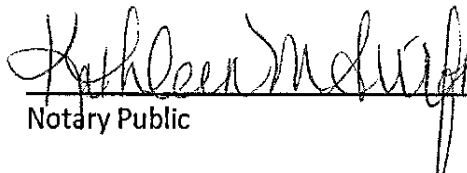


Larry Davis

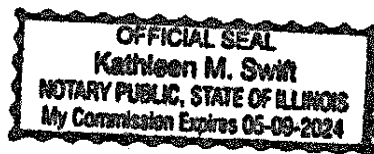
STATE OF ILLINOIS)
)
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Larry Davis** 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of May, 2021.





Notary Public



REAL ESTATE TRANSFER TAX		18-May-2021
	CHICAGO:	2,902.50
	CTA:	1,161.00
	TOTAL:	4,063.50 *

13-31-311-001-0000 | 20210501631829 | 1-601-456-400

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

REAL ESTATE TRANSFER TAX		18-May-2021
	COUNTY:	193.50
	ILLINOIS:	387.00
	TOTAL:	580.50

13-31-311-001-0000 | 20210501631829 | 0-741-574-928

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LEGAL DESCRIPTION

LOT 40 IN BLOCK 6 IN J.E. WHITE'S 2ND RUTHERFORD PARK ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 22.28 CHAINS) OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
1857 N Newland Ave
Chicago, IL 60707

PIN#: 13-31-301-001-0000

Property of Cook County Clerk's Office