

UNOFFICIAL COPY

212857

This instrument was prepared by:

W. Marshall Snow, Esq.
610 E. Roosevelt Road, Suite 200
Wheaton, Illinois 60187



Doc# 2119422091 Fee \$88.00

And after recording return to:

Boyd A. Jarrell
1630 E. 92nd Place
Chicago, Illinois 60617

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 07/13/2021 03:56 PM PG: 1 OF 3

TSI File Number 212857

WARRANTY DEED

THE GRANTOR, **BYRON GREGORY, A MARRIED MAN**, of 1833 Pheasant Court, Flossmoor, Illinois 60422, for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby **CONVEY AND WARRANT** unto the GRANTEE **BOYD A. JARRELL, A MARRIED MAN**, of 1630 E. 92nd Place, Chicago, Illinois 60617, the following described real estate situated in the City of Flossmoor, County of Cook, and State of Illinois, to wit:



SEE ATTACHED EXHIBIT A

Subject to covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefor; building and setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes yet not due and payable at the time of Closing.

TO HAVE AND TO HOLD said real estate unto said Grantee, and to proper use, benefit and behoof of said Grantee, *FOREVER*.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

Continued...

REAL ESTATE TRANSFER TAX		13-Jul-2021	
	COUNTY:		30.00
	ILLINOIS:		60.00
	TOTAL:		90.00
31-02-305-042-0000		20210701600499 2-112-881-424	

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Warranty Deed – continued...

IN WITNESS WHEREOF, GRANTOR has caused this Warranty Deed to be signed and sealed in its name this July 1, 2021.

BY: 
BYRON GREGORY

State of Illinois }
 } SS.
County of Cook }

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BYRON GREGORY, A MARRIED MAN**, 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, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this July 1, 2021.



Notary Public



Send subsequent tax bills to:

Boyd Jarrell
1630 E. 92nd Place
Chicago, Illinois 60617

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

***PARCEL 1:

LOT 1 IN DYNAMIC'S FIRST CONSOLIDATION, BEING A RESUBDIVISION OF LOTS 5, 6 AND 7 IN BLOCK 9, AND THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING LOTS 5, 6 AND 7 IN FLOSSMOOR HIGHLANDS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DYNAMIC'S FIRST CONSOLIDATION RECORDED SEPTEMBER 11, 2006 AS DOCUMENT 0625434001, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN DYNAMIC'S SECOND CONSOLIDATION, BEING A RESUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 9, AND THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING LOTS 8, 9 AND 10 IN FLOSSMOOR HIGHLANDS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DYNAMIC'S SECOND CONSOLIDATION RECORDED SEPTEMBER 11, 2006 AS DOCUMENT 0625434000, IN COOK COUNTY, ILLINOIS.***

PERMANENT REAL ESTATE INDEX NUMBERS:

31-02-305-042-0000;
31-02-305-043-0000

COMMON ADDRESSES:

18811 CRAWFORD AVENUE AND 18813 CRAWFORD AVENUE,
FLOSSMOOR, ILLINOIS 60422