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WARRANTY DEED (Illinois)

THIS DEED is made as of the 12 day of May, 2021, by and between

ANGELA YUNG, MARRIED TO FRED ROGERS

("Grantor," whether one or more),

and

MATHEW WOODYARD AND ALICIA GREENLEIGH, BOTH SINGLE
1941 W. BELLE PLAINE, APT 1
CHICAGO, IL 60613

("Grantee," whether one or more).



Doc# 2120257010 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2021 10:48 AM PG: 1 OF 5

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 18 IN BLOCK 6 IN CUYLER ADDITION TO RAVENSWOOD, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-18-418-010-0000 (VOL: 481)

COMMONLY KNOWN AS: 1943 W. BELLE PLAINE AVE., CHICAGO, IL 60613

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2020 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its

name to be signed to these presents, this 12 day of May, 2021.

Angela Yung
ANGELA YUNG

Fred Rogers
FRED ROGERS

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: _____

SEND SUBSEQUENT TAX BILLS TO: MATHEW WOODYARD AND ALICIA GREENLEIGH
1943 W. BELLE PLAINE AVE., CHICAGO, IL 60613

OR RECORDER'S OFFICE BOX NO. _____

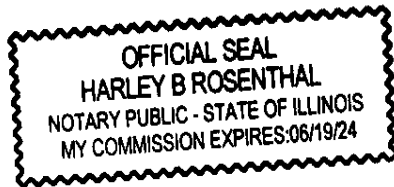
STATE OF IL : SS
COUNTY OF Lake

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ANGELA YUNG AND FRED ROGERS are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of May, 2021.

Notary Public [Signature]

My Commission Expires: 6-19-24



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File No: 755345

EXHIBIT "A"

LOT 18 IN BLOCK 6 IN CUYLER ADDITION TO RAVENSWOOD, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

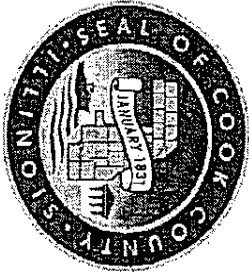
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REAL ESTATE TRANSFER TAX

21-May-2021



COUNTY:	410.00
ILLINOIS:	820.00
TOTAL:	1,230.00

14-18-418-010-0000 | 20210501641139 | 1-050-093-840

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

21-May-2021



CHICAGO:	6,150.00
CTA:	2,460.00
TOTAL:	8,610.00 *

14-18-418-010-0000 | 20210501641139 | 1-275-750-672

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office