

UNOFFICIAL COPY

This Instrument was prepared by:

CRYSTAL L. SIVER, ESQ.

Crystal Siver Law

1155 Willow Lane

Northbrook, Illinois 60062

1318534 1/1 KB

After recording, please mail to:

Home Gems LLC
3632 W 82nd Place
Chicago IL 60652

Doc#: 2120920541 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/28/2021 01:54 PM Pg: 1 of 2

Dec ID 20210701611461

ST/CO Stamp 1-193-634-576 ST Tax \$36.50 CO Tax \$18.25

City Stamp 0-119-892-752 City Tax: \$383.25

Mail Subsequent Tax Bills to:

HOME GEMS LLC
3632 W 82nd Place
Chicago IL 60652

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **PATSY EDWARDS a/k/a PATSY EDWARDS BROWN**, an unmarried woman, of 1125 W. Vermont Ave., Calumet Park, IL, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and WARRANT** unto **HOME GEMS LLC**, an Illinois limited liability company, GRANTEE, of 8931 Disbrow St., Huntley, IL 60142, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOTS 4 AND 5 IN BLOCK 2 IN BENEDICT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 6708 and 6712 S. Peoria St., Chicago, IL 60621

PINS: 20-20-405-025-0000; and

20-20-405-026-0000

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Subject to: Covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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DATED this 22nd day of July, 2021.

Patsy Edwards (SEAL)
PATSY EDWARDS a/k/a PATSY EDWARDS BROWN


State of ILLINOIS)
County of DuPage) SS

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that **PATSY EDWARDS a/k/a PATSY EDWARDS BROWN**, 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 22nd day of July, 2021.





Kristi J Brewer
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		26-Jul-2021
	CHICAGO:	275.75
	CTA:	109.50
	TOTAL:	383.25 *

20-20-405-025-0000 | 20210701611461 | 0-119-892-752

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

REAL ESTATE TRANSFER TAX		26-Jul-2021
	COUNTY:	18.25
	ILLINOIS:	36.50
	TOTAL:	54.75

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