UNOFFICIAL COPY

3

SPECIAL WARRANTY DEED

Doc#. 2121504072 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/03/2021 09:57 AM Pg: 1 of 2

Dec ID 20210601684238

ST/CO Stamp 2-145-630-992 ST Tax \$185.00 CO Tax \$92.50

City Stamp 1-132-493-584 City Tax: \$2,053.04

(The space above for Recorder's use only)

THE GRANTOR, Z Financial Illinois G Properties, LLC, 100 Tanglewood Drive, of the City of Freeport, in the County of Stephenson and State of Illinois, for and in consideration of the sum of One Dollar and other good and valueble consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS only its ownership of subject property to Anna Merlinna Gonnat, 1859 S Avers Avenue, Chicago, Illinois 60623, the following described real estate, to wit:

**Conant and Dranden Dougn Conant Wife and

LOT 266 IN DOWNING'S SUBDIVISION OF LOTS 7 TO 14 INCLUSIVE IN J.H. KEDZIE'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-23-311-023-0000

Property Address: 1859 South Avers Avenue, Chicago, Illinois 60623

hereby releasing and waiving all rights under and by virtue of the HOME TEAD EXEMPTION LAWS of the State of Illinois and subject to: covenants, conditions and restrictions of record; building lines and easements; public and utility easements; road and highways; and general real estate taxes for 2020 and subsequent years.

Dated this _29 th

day of

, 202.

John Zajicek, Member of Z Financial

Illinois G Properties, LLC

3 OULOY

ind husband

2121504072 Page: 2 of 2

UNOFFICIAL COPY

STATE OF ILLINOIS		
)ss.	
COUNTY OF STEPHENSON)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that John Zajicek personally known to me to be the same person whose name subscribed in 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29^{TL} day of way, 2021

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

John Zajicek 100 Tanglewood Drive Freeport, Illinois 61032

MAIL DEED TO:

Anna Merlinna Gennat

1859 S Avers Avenue
Chicago, Illinois 60623

SEND SUBSEQUENT TAX BILLS TO:

Anna Merlinna Connat Conant 1859 S Avers Avenue Chicago, Illinois 60623



REAL ESTATE TR	ANSF ER TAX	30-Jul-2021
	CHICAGO:	1,387.50
	CTA:	555.00
	TC (AL:	1,942.50 *

16-23-311-023-0000 | 20210001691238 | 1-132-493-584

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

RI	EAL ESTATE	TRANSFER	TAX	50-√⊪ 702 1
_			COUNTY:	92.50
	A STATE OF		ILLINOIS:	185.00
			TOTAL:	277.50
	16-23-311	-023-0000	20210601684238	2-145-630-992