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Doc#. 2123812229 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/26/2021 01:53 PM Pg: 1 of 4

Dec ID 20210801642538

ST/CO Stamp 1-155-135-248 ST Tax \$200.00 CO Tax \$100.00

City Stamp 1-512-294-160 City Tax: \$2,100.00

This Instrument Prepared by: Aaron Holloway, Esq. Perkins Coie LLP 131 S. Dearborn Street Suite 1700 Chicago, IL 60603

After Recording Forward to: Aaron Holloway, Esq. Perkins Core LLP 131 S. Dearborn Street Suite 1700 Chicago, IL 60605

Jamaal Fields
8318 S. Michigan Avenue
Chicago, Illinois 60619

WARRANTY DEED

THIS WARRANTY DEED is made as of this day of August, 2021, by Carol A. Strong, a widow ("Grantor") whose address is 32 N 50th Street, Philadelphia, PA 19139 for and in consideration of Ten and No/1000 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does CONVEYS AND WARRANTS to Jamaal Fields, a single person ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See <u>Exhibit A</u> attached hereto and made a part hereof and subject to the permitted exceptions listed on <u>Exhibit B</u> attached hereto and made a part hereof;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property for the Grantor.

[Remainder of page intentionally left blank; Signature page to follow]

FIRST AMERICAN TITLE
FILE # 3 03109
1972

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IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

GRANTOR:

Name: Carol A. Strong

STATE OF TENNSYLVANIA) ss

COUNTY OF I'H J. ADELPHIA

I, Abisa Disa , a Notary Public in and for said County in the State aforesaid, do hereby certify that Carol A. Strong, 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 and delivered soon instrument as her own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and nota ia seal this 17 day of August, 2021.

Commonwealth of Pennsylvania - Notary Seal ABIGAIL DUCON - Notary Public Philadelphia County

My Commission Expires November 19, 2024 Commission Number 1384766 Notary Public

My Commission Expires: Nov 19, 2024

2123812229 Page: 3 of 4

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Exhibit A

LEGAL DESCRIPTION OF PROPERTY

LOT 16 IN CRAMER'S SUBDIVISION OF LOTS 1, 2 AND 3 IN DAWSON'S SUBDIVISION OF THE WEST HALF OF THE EAST 2/3 OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-34-301-032-0000

nown As:

Observe of County Clarks Office Commonly Known As: 8318 S. Michigan Ave, Chicago, Illinois 60619

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Exhibit B

PERMITTED EXCEPTIONS

1. General taxes and assessments for the year 2020 2nd Installment, 2021 and subsequent years which are not yet due and payable

Property of Cook County Clark's Office