

UNOFFICIAL COPY

Doc#: 2125021381 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2021 11:20 AM Pg: 1 of 2

Dec ID 20210901661030
ST/CO Stamp 0-460-803-856 ST Tax \$42.50 CO Tax \$21.25
City Stamp 1-802-981-136 City Tax: \$446.25

WARRANTY DEED

Mail to:
Illinois Land Investment, Inc.
4751 W. Touhy Ave – Suite 101
Lincolnwood, IL 60712

Name and Address of Taxpayer:
Same as above

RECORDER'S STAMP

THE GRANTOR, **Geraldine S. Martin**, married to **James Phipps**, of the City of Lansing, State of Illinois, for and in consideration of Ten (10) and 00/100 dollars and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS to **Illinois Land Investment, Inc.**, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business thereunder, whose principal place of business is 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois 60712, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 21 (EXCEPT THE WEST 10 FEET THEREOF) AND ALL OF LOTS 22 AND 23 IN BLOCK 2 IN THE RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 (EXCEPT LOT 1) IN KENSINGTON IN THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-22-300-029
Property Address: 20 E. 116th Street, Chicago, Illinois 60628

Subject to the following: general real estate taxes for the years 2020 and subsequent, covenants, conditions, and restrictions of record, building lines, and public and utility easements, if any:

The Grantors/Signers below do waive any and all homestead rights in and to the Property.

This instrument executed on the 31st day of August, 2021


Geraldine S. Martin


James Phipps

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THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

State of Illinois)
County of Cook)ss

ALLIANCE TITLE CORPORATION.

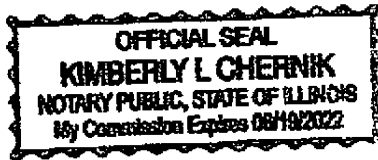
I, Kimberly L. Chernik, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Geraldine S. Martin and James Phipps

who proved to me based upon satisfactory evidence 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 the said instrument as their 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 notarial seal this 31st day of August, 2021.

Kimberly L. Chernik
Notary Public



REAL ESTATE TRANSFER TAX		06-Sep-2021
CHICAGO:		318.75
CTA:		127.50
TOTAL:		446.25*

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

REAL ESTATE TRANSFER TAX		06-Sep-2021
COUNTY:		21.25
ILLINOIS:		42.50
TOTAL:		63.75

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