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グ シリーのわけい WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Pamela Goodwin 7346 S. Philli[ps Chicago, 1, 60649 Doc#. 2125707433 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/14/2021 11:55 AM Pg: 1 of 3

Dec ID 20210901664752

ST/CO Stamp 0-019-312-400 ST Tax \$510.00 CO Tax \$255.00

City Stamp 0-709-996-304 City Tax: \$5,355.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Pamela Goodwin, single never married, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Steven Scott of 1061 W. 16th, Apt. 206, Chicago, IL 60608, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 21-30-109-036-0000

Property Address: 7346 S. Phillips, Chicago, IL

Subject Only 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 due and payable at the time of Closing.

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

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Dated his 7th day of September, 2021.

Pamela Goodwin

STATE OF ILLINOIS
) SS,
COUNTY OF COOK
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pamera Goodwin 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 signed, sealed and delivered in the instrument as 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 7th day of September, 2021.

OFFICIA DE LA SHAWN AT THE REPORT OF THE REP

OFFICIAL SEAL SHAWN M BOLGER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/23/24

SOM CO

THIS INSTRUMENT PREPARED BY Shawn M. Bolger, Ltd. PO Box 1208 Franklin Park, IL 60131

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Law Office of Joan D. Clay 6127 S. University Avenue Suite 1029 Chicago, IL 60637 Steven Scott 7346 S. Phillips Chicago, IL 60290

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 1/3 OF LOT 26 IN DIVISION NUMBER 4 OF SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION NUMBER ONE OF WESTFALL'S SUBDIVISION OF THE DOUGLAS TRACT IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: FASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS CREATED BY AGREEMANT DATED NOVEMBER 6, 1958 AND RECORDED FEBRUARY 18, 1959 AS DOCUMENT NUMBER 17459395 MADE BY BEATRIC BRAVERMAN WITH HARRIS L. RAHEAND DOROTHY I. FAHE, HIS WIFE, OVER, ACROSS AND UPON THE SOUTH 4 FEET (EXCEPT THE WEST 40 FEET AND 1 INCH THEREOF) AND THE SOUTH 12 FEET 5 1/4 INCHES OF THE WEST 40 FEET AND 1 INCH OF THE NORTH 2/3 FOR LOT 26 IN DIVISION NUMBER FOUR OF SOUTH SHORE SUBDIVISION AF URESAID, ALL IN COOK COUNTY, ILLINOIS.