

UNOFFICIAL COPY

Doc#: 2126007326 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/17/2021 10:38 AM Pg: 1 of 3

Dec ID 20210801650735
ST/CO Stamp 2-030-333-712 ST Tax \$188.00 CO Tax \$94.00
City Stamp 0-956-591-888 City Tax: \$1,974.00



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, GRANDKIDS REALTY, LLC, an Illinois Limited Liability Company of the City of Chicago, by its authorized agent, James B. Ross, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to KENNY EATON of _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

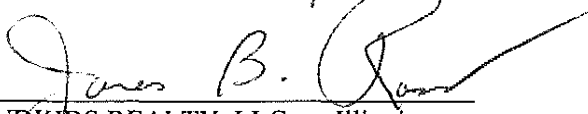
LOT 17 IN BLOCK 2 IN GEORGE K. SCHOEMBERGER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, general taxes for the year 2021 and subsequent years hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 16-13-304-008-0000

Address of Real Estate: 3141 West Flournoy Street, Chicago, Illinois 60612

Dated this 3 day of September, 2021


GRANDKIDS REALTY, LLC, an Illinois
Limited Liability Company
By: James B. Ross, Member

21CST357330WC

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GRANDKIDS REALTY, LLC, an Illinois Limited Liability Company, by its agent, James B. Ross, 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 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 3 day of September, 2021



[Signature] (Notary Public)

Prepared By: Jonathan Groll
830 North Blvd., Suite A
Oak Park, Illinois 60301

Mail To:
Kenny Eaton
3141 W. Flournoy St
Chicago, IL 60612

Name & Address of Taxpayer:

KENNY EATON
3141 West Flournoy Street
Chicago, Illinois 60612

REAL ESTATE TRANSFER TAX		08-Sep-2021
CHICAGO:		1,410.00
CTA:		564.00
TOTAL:		1,974.00 *

16-13-304-008-0000 | 20210801650735 | 0-956-591-888
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Sep-2021
COUNTY		94.00
ILLINOIS:		188.00
TOTAL:		282.00

16-13-304-008-0000 | 20210801650735 | 2-0-0-333-712

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21CST357330WC

For APN/Parcel ID(s): 16-13-304-008-0000

Lot 17 in Block 2 in George K. Schoemberger's Subdivision of the East 1/4 of the North 40 Rods of the Southeast 1/4 of Section 14 and the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office