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2127255017D

Doc# 2127255017 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2021 01:24 PM PG: 1 OF 5

WARRANTY DEED ILLINOIS STATUTORY

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

759133 1/2

THE GRANTOR(S)

Kwateng Construction LLC ✓

of the City of Oak Lawn, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

^{LUCAS} Taylor Franchuk and ^{MARIE} Elisa Franchuk, a married couple, held as Tenants by the Entirety

of 6317 S Chaplain Ave, Chicago, IL 60637 of the County of COOK, all interest in the following described Real Estate situated in the County of cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof


Subject 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 Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-22-303-039-0000 ✓

Address(es) of Real Estate: 6756 S Prairie Ave., Chicago, IL 60637 ✓

Dated this 20th day of August, 2021.



Akua Bonst as manager of Kwateng Consturction LLC

This property is not homestead as to the Grantor(s)

S: ✓
P: 5 ✓
S: ✓
SC: ✓
INT: ✓

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STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

AKUA A. Kwateng-Bonsu

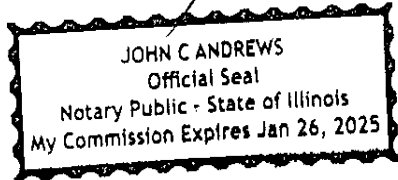
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20 day of August, 2021

[Signature] (Notary Public)

Prepared by:

Onyezia & Dailey LLC
3639 W 79th St - STE 528371
Chicago IL, 60652



Mail to:

Taylor & Elisa Franchuk
6756 S Prairie Ave
Chicago, IL 60637

Name and Address of Taxpayer:

Taylor & Elisa Franchuk
6756 S Prairie Ave
Chicago, IL 60637

Property of Cook County Clerk's Office

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EXHIBIT "A"

LOT 31 IN MCKEY AND POAGUE'S ADDITION, BEING A SUBDIVISION OF BLOCK 10 IN THE SUBDIVISION OF L.C. PAINE FREER, RECEIVER, OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387**

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-Sep-2021



CHICAGO:

2,250.00

CTA:

900.00

TOTAL:

3,150.00 *

20-22-303-039-0000 | 20210901684609 | 1-995-530-384

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-Sep-2021



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

20-22-303-039-0000

| 20210901634609

| 2-077-941-904