



Doc# 2128634132 Fee \$88.00

WARRANTY DEED  
ILLINOIS STATUTORY

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/13/2021 12:00 PM PG: 1 OF 3

THE GRANTOR (NAME AND ADDRESS)

Faith Jackson  
137 Wixford Way  
Alabaster, Alabama 35007

JT-21-1808 2021 (Signature)

Space Above This Line for Recorder's Use

THE GRANTOR Faith Jackson, an unmarried woman, of the City of Alabaster, County of Shelby, State of Alabama, for and in consideration TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Angela Y. Dugan,

A single woman 1727 W Beverly Glen Pkwy, Chicago, Illinois, of the City of Chicago, County of Cook, State of Illinois, GRANTEE, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 20-25-119-024-0000

Property Address: 7246 S Bennett Avenue, Chicago, IL <sup>60649</sup> 06049

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

**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.

Dated this 5<sup>th</sup> day of October, 2021.

Faith Jackson by Tinnie Renee McMurry, her attorney-in-fact  
Faith Jackson by Tinnie Renee McMurry, her attorney-in-fact

REAL ESTATE TRANSFER TAX	13-Oct-2021
CHICAGO:	2,175.00
CTA:	870.00
TOTAL:	3,045.00 *

REAL ESTATE TRANSFER TAX	13-Oct-2021
COUNTY:	145.00
ILLINOIS:	290.00
TOTAL:	435.00

20-25-119-024-0000 | 20211001600057 | 1-932-322-960


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

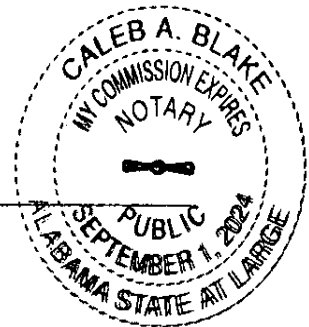
# UNOFFICIAL COPY

STATE OF ALABAMA )  
 )  
 COUNTY OF Shelby ) SS

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, hereby CERTIFY THAT Tinnie Renee McMurry, personally known to me to be the same person whose named is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand this 5<sup>th</sup> day of October, 2021.

  
 \_\_\_\_\_  
 Notary Public



THIS INSTRUMENT PREPARED BY:  
 Adam J. Feuer  
 Law Offices of Adam J. Feuer  
 2846A N. Milwaukee Ave.  
 Chicago, IL 60618

MAIL TO:  
 Michael Pynchalla  
 1 Westbrook Corporate Center, Ste. 300  
 Westchester, IL 60154

SEND SUBSEQUENT TAX BILLS TO:  
 Angela Y. Dugan  
 7246 S. Bennett Ave.  
 Chicago, IL 60649

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit 'A'

### Legal Description

THE NORTH 37 1/2 FEET OF LOT 4 IN COUNTY CLERK'S SURVEY AND PLAT OF LOTS 6 AND 11 AND 14 IN SUB-DIVISION OF EAST 1/2 NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 LYING 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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