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WARRANTY DEED

Doc#: 2130521330 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2021 04:17 PM Pg: 1 of 2

Dec ID 20211001622363
ST/CO Stamp 0-481-907-856 ST Tax \$470.00 CO Tax \$235.00
City Stamp 0-520-279-184 City Tax: \$4,935.00

THE GRANTOR

(The space above for Recorder's use only)

Christopher Huff of the City of Mount Juliet, County of Wilson, State of Tennessee, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Emma James, single person of 2245 W. Erie St., Chicago, IL 60612 in the following described Real Estate situated in Cook County, Illinois, commonly known as 3447 West Evergreen Avenue, Chicago, IL 60651, legally described as:

Lot 21 in Block 1 in Hair's Subdivision of the South Half of the North Half of the Southwest Quarter of the Northeast Quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, (except Railroad) in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2021 and subsequent years.

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

****This is not homestead property.**

Permanent Index Number (PIN): 16-02-221-003-0000
Address(es) of Real Estate: 3447 West Evergreen Avenue, Chicago, IL 60651

USI

Dated this 21st day of October, 2021

Christopher Huff (SEAL)
Christopher Huff

_____ (SEAL)

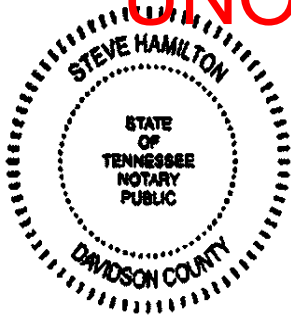
STATE OF TENNESSEE)
)ss.
COUNTY OF DAVIDSON)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Huff personally known to me to be the same person whose name subscribed in 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 21st day of OCTOBER, 2021

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Steve Hamilton
NOTARY PUBLIC

Commission expires 11-6-2024

This instrument was prepared by: Terry Gawryk, 6677 North Lincoln Avenue, Suite 234A, Lincolnwood, IL 60712

MAIL TO:

Nicole M. Soltanzadeh, LLC
20 N. Clark St.
Suite 3300
Chicago, IL 60602

OR Recorder's Office Box No. _____

SEND SUBSEQUENT TAX BILLS TO:

Emma James
3447 West Evergreen Avenue
Chicago, IL 60651

REAL ESTATE TRANSFER TAX	28-Oct-2021
CHICAGO:	3,535.00
CTA:	1,410.00
TOTAL:	4,935.00 *

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

REAL ESTATE TRANSFER TAX	28-Oct-2021
COUNTY:	235.00
ILLINOIS:	470.00
TOTAL:	705.00

16-02-221-003-0000 | 20211001622363 | 0-481-807-866

Property of Cook County Clerk's Office