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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Mark D. England 7112 W 114th Pl Worth, IL 60482 Doc#. 2131947032 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/15/2021 09:56 AM Pg: 1 of 5

Dec ID 20211101636263

ST/CO Stamp 0-573-025-424 ST Tax \$300.00 CO Tax \$150.00

City Stamp 0-941-026-448 City Tax: \$3,150.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Mark D. England, of 7112 W 114th Pl, Worth, IL 60482 for and in consideration of TEN AND 15/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Frazer Sydnor III and Shela Sydnor, a married couple, of 7126 S Ingleside, Chicago, IL 60619, in fee simple forever, 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): 20-26-101-030-0000 2nd 20-26-101-031-0000

Property Address: 7140 S.Ingleside Ave, Chicago, IL 60019

NOTE: THIS IS NOT HOMESTEAD PROPERTY

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 3rd day of Nov., 202

Mark D. England

* GRANTOR'S NAME WAS MISSTELLED AS "ENGLUND" ON PREVIOUS DEED RECORDED AS DOCUMENT # 1310050032 ON 4/10/2013 IN COCK COUNTY.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark D. England 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 3,2 day of vov., 2021.

OFFICIAL SEAL
ELIZABETH FOGARTY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRE S:1/107/22

Notary Public

THIS INSTRUMENT PREPARED BY

Terry Fogarty
The Law Office of Terrence M. Fogarty
161 Market St.
Willow Springs, IL 60480

MAIL TO:

Keoini Wells

22 W. Washington St.

Ste 1500

Chicago, 1C 60602

SEND SUBSEQUENT TAX BILLS TO:

Frazer Sydnor III 7140 S Ingleside Ava Chicago, IL 60619

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Proberty of Cook County Clerk's Office

CHICAGO: 2,250.00
CTA: 900.00
TOTAL: 3,150.00 *
20-26-101-030-0000 | 20211101636263 | 0-941-026-448
Total does not include any applicable penalty or interest due.

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150.00 300.00 450.00

20211101636263 | 0-573-025-424

COUNTY: ILLINOIS: TOTAL:





Property of Cook County Clerk's Office

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EXHIBIT A

LOTS 17 AND 18 IN BLOCK 6 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, THE SOUTHEAST 1/4 OF SECTION 26 (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4), THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4, WEST OF ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

20-26-101-030-0000 (Affects Lot 17) OO (COOK COUNTY CLOTH'S OFFICE 20-26-101-031-0000 (Affects Lot 18) 7140 S. Ingles de Ave, Chicago, IL 60619

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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