

UNOFFICIAL COPY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



Doc#: 2133421456 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/30/2021 11:36 AM Pg: 1 of 5

Dec ID 20211101632957
ST/CO Stamp 1-758-593-680
City Stamp 0-147-980-944

THE UNDERSIGNED GRANTOR, **JOSHUA MCALLISTER**, a single man, of the City of Tinley Park, in the County of Cook, in the State of Illinois, for and in consideration of ONE AND 00/100 DOLLARS (\$1.00) in hand paid, hereby conveys and warrants to THE GRANTEE, **TRADONNA BROWN-MCALLISTER**, a single woman, of the City of Chicago, in the County of Cook, in the State of Illinois, the following described real estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 97 IN LONGWOOD SUBDIVISION 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record, 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 yet due and payable as of the date of this instrument.

PIN NUMBER(S): 25-06-416-028-0000
ADDRESS: 9344 South Vanderpoel Avenue, Chicago, IL 60643

IN WITNESS WHEREOF, the undersigned has hereby set hands this 05 day of November, 2021.

 (Seal)
JOSHUA MCALLISTER

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS
200/31-45 SUR. PAR. E*** & COOK CO ORD. 97-0-27 PAR. E**

Dated November 05th, 2021

SIGNED


JOSHUA MCALLISTER

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This instrument was prepared by: REAL Law Group, P.C., 381 N. York St., Suite 1, Elmhurst, IL 60126
Send subsequent tax bills to: Tradonna Brown - McAllister, 9344 South Vanderpoel Avenue, Chicago, IL 60643
After Recording, Return to: REAL Law Group, P.C, 381 N. York St., Suite 1, Elmhurst, IL 60126

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, **DO HEREBY CERTIFY THAT JOSHUA MCALLISTER**, personally known to me to be the same person whose name has been subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged, signed, sealed and delivered said instrument as a 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 05th day of November, 2021.

Stella Parhas

Notary Public
Stella Parhas

Commission expires: Dec 20, 2022

THIS INSTRUMENT WAS PREPARED BY:



REAL Law Group, P.C.
381 North York Street, Suite 1
Elmhurst, IL 60126

Telephone: (630) 299-7600
Facsimile: (630) 299-4579
E-mail: info@reallawgroup.com
Website: https://www.reallawgroup.com



FILE #: 9344 South Vanderpoel QCD

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STATEMENT BY GRANTOR AND GRANTEE COOK COUNTY PROPERTY ONLY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 05, 2021
STATE IL COUNTY Clerk
Subscribed and sworn to before me by the said
JOSHUA MCALLISTER on November 05, 2021.

Signature: [Handwritten Signature]
JOSHUA MCALLISTER

Notary Public [Handwritten Signature]
Stella Parhas



(Impress Seal Here)

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 05, 2021
STATE IL COUNTY Clerk
Subscribed and sworn to before me by the said
JOSHUA MCALLISTER on November 05, 2021.

Signature: [Handwritten Signature]
JOSHUA MCALLISTER

Notary Public [Handwritten Signature]
Stella Parhas



(Impress Seal Here)

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

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REAL ESTATE TRANSFER TAX

22-Nov-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-06-416-028-0000

| 20211101632957 | 1-758-593-880

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

22-Nov-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-06-416-028-0000 | 20211101632957 | 0-147-980-944

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

Property of Cook County Clerk's Office