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22014150480

WARRANTY DEED Statutory (Illinois)

Doc# 2201415048 Fee \$88.00

Mail to:

PRIME CAPITAL GROUP, LLC
10437 LAPORTE AVENUE
OAK LAWN, IL. 60453

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/14/2022 02:08 PM PG: 1 OF 3

Name and Address of

Taxpayer:

PRIME CAPITAL GROUP, LLC
10437 LAPORTE AVENUE
OAK LAWN, IL. 60453

THE GRANTOR(S), **ARTHUR E. WILKINS, JR.**, a bachelor, never married of 6605 S. Maryland Avenue, Chicago, Illinois 60637 in consideration of TEN AND NO/00 DOLLARS, and other good and valuable consideration in hand paid CONVEY(S) and WARRANT(S) to of **PRIME CAPITAL GROUP, LLC - 6605 S MARYLAND, LLC**, an Illinois Limited Liability Company of 10437 Laporte, Oak Lawn, Illinois 60453 the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

THE NORTH 1/4 OF LOT 23 IN BLOCK 10 IN WOODLAWN RIDGE A SUBDIVISION OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 20 23 121 002 0000
COMMONLY KNOW AS: 6605 S. MARYLAND AV., CHICAGO, IL. 60637

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common or as joint tenants but as TENANTS BY THE ENTIRETY, forever. Subject to covenants, conditions and restrictions of record and real estate taxes for the years 2020 and subsequent years.

DATED this 9 day of Dec., 2021

ARTHUR E. WILKINS, JR. (SEAL)

THIS INSTRUMENT WAS PREPARED BY:

JOHN M. MORRONE, Attorney at Law
12820 South Ridgeland Av., Unit C, Palos Heights, IL 60463

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STATEMENT BY GRANTOR AND GRANTEE

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 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: Dec 9, 2021

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 9 day of December, 2021

[Handwritten Signature]
NOTARY PUBLIC



The Grantee 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 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: 12/9, 21

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 9 day of Dec

[Handwritten Signature]
NOTARY PUBLIC

