

UNOFFICIAL COPY

Doc#: 2202649092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2022 10:58 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20211201687450
ST/CO Stamp 1-198-081-680 ST Tax \$179.00 CO Tax \$89.50
City Stamp 0-604-502-672 City Tax: \$1,879.50

FIRST AMERICAN TITLE
FILE # AF1019325

Preparer File: AF1019325
FATIC No.: AF1019325

THE GRANTOR(S) CORTNEY J. PHILLIPS, divorced, not remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to CLARICE EDWARDS of 4819 Engle Rd., Unit 3A, Alsip, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*a Single Woman

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

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

Permanent Real Estate Index Number(s): 25-18-317-045-1018

Address(es) of Real Estate: 2300 W. 111th St.,
CHICAGO, ILLINOIS 60643

Dated this 23 day of December, 2021

Cortney J. Phillips
CORTNEY J. PHILLIPS



First American
Title Insurance Company

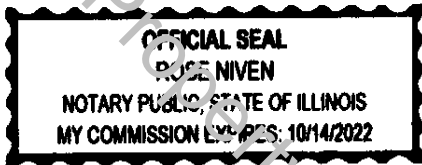
Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CORTNEY J. PHILLIPS, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 23rd day of December, 2021.



Rose Niven
Notary Public

Prepared by:
Kathleen M. Griffin, Esq.
1200 Harger Rd., Ste 500
Oakbrook, IL 60523

Mail to:
CLARICE EDWARDS
2300 W.111th St., UNIT F
CHICAGO, ILLINOIS 60643

Name and Address of Taxpayer:
CLARICE EDWARDS
2300 W.111th St., UNIT F
CHICAGO, ILLINOIS 60643



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Warranty Deed - Individual

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Exhibit "A" – Legal Description.

UNIT NUMBER 18 IN ACADEMY TOWN HOMES CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS THE "DEVELOPMENT PARCEL") ALL OF LOT 3 (EXCEPT THAT NORTH 90 FEET THEREOF) AND LOT 2 (EXCEPT THE EAST 75 FEET AND EXCEPT THE NORTH 90 FEET THEREOF) IN BLOCK "L" IN RESUBDIVISION BEING BLUE ISLAND LAND AND BUILDING COMPANY CERTAIN LOTS AND BLOCKS IN MORGAN PARK WASHINGTON HEIGHTS, A MAP OF WHICH WAS RECORDED IN BOOK 3 OF PLATS PAGES 71 TO 77 IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY ROLMIL CONSTRUCTION CORPORATION, CORPORATION OF ILLINOIS RECORDED AS DOCUMENT NUMBER 20732248 AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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Warranty Deed - Individual