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Lakeshore Title Agency
File No. LST 2100265

Doc#: 2202713050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2022 10:11 AM Pg: 1 of 3

Dec ID 20220101604689
ST/CO Stamp 0-611-679-888 ST Tax \$92.00 CO Tax \$46.00
City Stamp 0-918-716-048 City Tax: \$966.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Demitri Paccasassi, a single person
11326 S Union Ave
Chicago, IL 60628

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Hayes Investment Corporation, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*INC.

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 25-21-117-063-0000

Property Address: 11326 S Union Ave, Chicago, IL 60628

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$ 110,400⁰⁰ UNTIL 90 DAYS FROM THE DATE OF THE DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

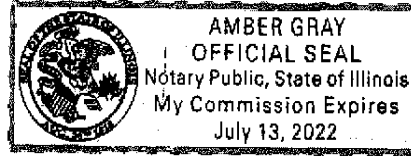
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Dated this 19 day of December, 2021.

* *Demitri Paccasassi* (Seal)
Demitri Paccasassi

_____ (Seal)

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)



* I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Demitri Paccasassi 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 he signed, sealed and delivered in the 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 notarial seal, this 19 day of December, 2021.

Amber Gray
Notary Public

THIS INSTRUMENT PREPARED BY
Steven M. Shaykin, P.C.
5105 Tollview Drive, Suite 265
Rolling Meadows, IL 60008

MAIL TO:

Macleod Law Group
3643 s. Giles Avenue
Chicago, IL 60653

SEND SUBSEQUENT TAX BILLS TO:

Hayes Investment Corporation *Inc.*
11326 S Union ave
Chicago, IL 60628

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Escrow File No.: 2100265

EXHIBIT "A"

THE SOUTH 30 FEET OF LOT 8 AND THE NORTH 10 FEET OF LOT 9, TOGETHER WITH THE SOUTH 5 FEET OF THE NORTH 15 FEET OF LOT 9 IN BLOCK 23 IN 3RD ADDITION TO SHELDON HEIGHTS, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATION:

CKA: 11326 S. UNION AVE., CHICAGO, IL 60628

PIN: 25-21-117-063-0000

Property of Cook County Clerk's Office