

UNOFFICIAL COPY

Doc#: 2204012444 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2022 01:23 PM Pg: 1 of 2

After Recording Mail To:

~~John Ferrentino~~
~~1 Northfield Plaza Ste 455~~
~~Northfield IL 60093~~
Georas & Elexis Wright
1644 S. Kedvale Ave
Chicago, IL 60623

Dec ID 20220201613991
ST/CO Stamp 0-401-551-760 ST Tax \$60.00 CO Tax \$30.00
City Stamp 0-977-449-360 City Tax: \$630.00

WARRANTY DEED


The Grantor CHARLES GARNER, a married man, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), does hereby WARRANT and CONVEY to the Grantee, GEORAS WRIGHT and ELEXIS WRIGHT, husband and wife as joint tenants with the right of survivorship, of 1644 S. Kedvale Ave, Chicago IL 60623, the following described real estate situated in the County of Cook and State of Illinois, to wit,

LOT 44 IN BLOCK 30 IN CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD CO. IN COOK COUNTY, ILLINOIS.

Commonly known as 8607 S MUSKEGON AVE, CHICAGO IL 60617.
PIN 21-31-423-003-0000

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.



THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR.

REAL ESTATE TRANSFER TAX	08-Feb-2022
 CHICAGO:	450.00
CTA:	180.00
TOTAL:	630.00 *

21-31-423-003-0000 | 20220201613991 | 0-977-449-360

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

FIDELITY NATIONAL TITLE
CH22000533

REAL ESTATE TRANSFER TAX	08-Feb-2022
 COUNTY:	30.00
 ILLINOIS:	60.00
TOTAL:	90.00

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

In Witness whereof, the Grantor has hereunto set his/her/their hand(s) and seal(s), this 24th day of January 2022.

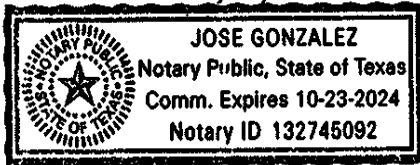
X Charles Garner
CHARLES GARNER

State of Texas)
County of Dallas)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **CHARLES GARNER**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth including the waiver of homestead.

Given under my hand and official seal, his 24 day of January 2022.

Commission expires 10/23/2024.



Jose Gonzalez
Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago IL 60646.

Mail tax bill to:
GRANTEES ADDRESS

Georas and Elexis Wright
1644 S. Kedvale Ave
Chicago IL 60623