

**WARRANTY DEED**  
**Illinois Statutory**

Doc#. 2205341266 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/22/2022 03:48 PM Pg: 1 of 3

Dec ID 20220201626642  
ST/CO Stamp 0-003-828-112 ST Tax \$599.00 CO Tax \$299.50  
City Stamp 1-471-277-456 City Tax: \$6,289.50

Mail to:

MILLICENT THOMAS  
205 BRADLEY AVE  
MOUNT VERNON, NY 10552

Name & Address of Taxpayers:

MILLICENT THOMAS  
205 BRADLEY AVE  
MOUNT VERNON NY 10552

RECORDER'S STAMP

THE GRANTORS, <sup>M</sup>CHRISTINA SMITH, an unmarried woman, of 17337 Wentworth Ave, Lansing, IL 60438 and CLYDE SMITH, an unmarried man, of 10218 S Prairie Ave, Chicago, IL 60628, and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, do hereby CONVEY and WARRANT to the GRANTEE, RIDGELAND II LLC, an Illinois Limited Liability Company, in fee simple forever, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**Legal Description:**

~~LOT FORTY-EIGHT (48) (EXCEPT THE SOUTH SIX (6) FEET THEREOF) AND ALL OF LOT FORTY-NINE(49); IN BLOCK SIX (6), IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~


P.I.N.: 20-25-302-014-0000

Commonly Known Address: 7514 S Ridgeland Ave, Chicago, IL 60649

**Subject to:** covenants, conditions and restrictions of record; private, public and utility easements; and general real estate taxes for the year 2021 and subsequent years.

THIS IS NOT A HOMESTEAD PROPERTY AS TO THE GRANTORS

Dated this 12<sup>th</sup> day of FEBRUARY, 2022.

  
\_\_\_\_\_  
CHRISTINA SMITH  
<sup>M</sup>

  
\_\_\_\_\_  
CLYDE SMITH

File nr. AT 210879  
After recording mail to:  
Alima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-451-6070


1/4

# UNOFFICIAL COPY

State of Illinois                    )  
   ) SS.  
 County of Cook                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CHRISTINA SMITH AND CLYDE SMITH**, personally known to be the same person whose name subscribed to me the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22<sup>nd</sup> day of FEBRUARY, 2022.

  
 \_\_\_\_\_  
 Notary Public



*This instrument was prepared by:*  
 Artur Zadrozny, Zadrozny Law Firm LLC, 636 S River Rd, Suite 100-G, Des Plaines, IL 60016

# UNOFFICIAL COPY

File No: AT210879

## EXHIBIT "A"

**LOT 48 (EXCEPT THE SOUTH 6 FEET THEREOF) AND ALL OF LOT 49 IN BLOCK 6 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

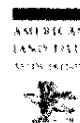
**Property Address: 7514 S RIDGELAND AVE CHICAGO, IL 60649  
Parcel ID Number: 20-25-302-014-0000**

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**Commitment for Title Insurance (8-1-2016)  
Technical Correction 4-2-2018  
Schedule B - Part II**