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Doc# 2206841109 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2022 03:55 PM PG: 1 OF 5



762713  
1 of 2  
Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

**Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602**

THE GRANTOR(S), Victor J. Bernard, a single man, and Ashanti Bernard, a single woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Danny Mason, a single man, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 103 IN WILLIAM H. BRITIGAN'S SOUTH PARK AND 83RD STREET SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES FOR THE SECOND 1/2 OF 2021 AND THEREAFTER.

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): 20-34-110-021-0000

Address(es) of Real Estate: 8012 S. Calumet Avenue, Chicago, Illinois 60625

Dated this 24<sup>th</sup> day of February, 2022

*Victor A Bernard*

Victor J. Bernard

*Ashanti Bernard*

Ashanti Bernard

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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 Victor J. Bernard, a single man, and Ashanti Bernard, a single woman, 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 24th day of February, 2022

 (Notary Public)



**Prepared By:** Joseph R. Spillane, Esq.  
114 Gale Avenue  
River Forest, Illinois 60305

**Mail To:**  
Mitchell T. Mancione, Esq.  
5521 N. Cumberland Avenue, Suite 1120  
Chicago, Illinois 60656

**Name & Address of Taxpayer:**  
Danny Mason  
8012 S. Calumet Ave  
Chicago IL 60619

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Escrow File No.: 762713

## EXHIBIT "A"

**LOT 103 IN WILLIAM H. BRITIGAN'S SOUTH PARK AND 83RD STREET  
SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 38  
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.**

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## REAL ESTATE TRANSFER TAX

04-Mar-2022



**CHICAGO:** 2,812.50

**CTA:** 1,125.00

**TOTAL:** 3,937.50 \*

20-34-110-021-0000 | 20220201634317 | 1-971-963-280

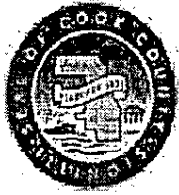
\* Total does not include any applicable penalty or interest due.

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## REAL ESTATE TRANSFER TAX

04-Mar-2022



<b>COUNTY:</b>	187.50
<b>ILLINOIS:</b>	375.00
<b>TOTAL:</b>	562.50

20-34-110-021-0000

| 20220201634317 |

| 1-494-664-592