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2206841111D

Doc# 2206841111 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2022 03:56 PM PG: 1 OF 5

WARRANTY DEED

Statutory (Illinois)

763246 1/2

MAIL TO:

Tijuana Nichols

417 W. Holly Ct.

Glenwood, IL 60425

NAME & ADDRESS OF TAXPAYER

Tijuana Nichols

6353 S. Drexel

Chicago, IL 60637

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

THE GRANTOR(S), EB Rentals, LLC an Illinois Limited Liability Company, for the consideration of Ten and 00/100 DOLLARS in hand paid, CONVEYS and WARRANTS to:

Tijuana Nichols, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

THE SOUTH HALF LOT 38, IN WOODLAND HIGHLANDS OF THE WEST 20 ACRES OF THE EAST 60 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

* see attached legal description

Subject to: 2021 2nd Installment Real Estate Taxes and subsequent years and conditions, restrictions and easements of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 20-23-104-014 -0000

Property Address: 6353 S. Drexel^{Ave.}, Chicago, IL 60379

DATED this 17 Day of February, 2022.

EB Rentals, LLC

[Signature]

Kahmeelah Betts, Manager

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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STATE OF ILLINOIS

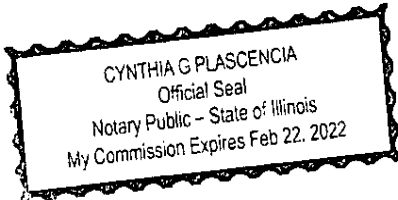
)
) SS.

COUNTY OF COOK

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kahmeelah Betts 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 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 Notarial Seal this 17 day of February, 2022.



Cynthia G. Plascencia
NOTARY PUBLIC

Commission expires on February 22, 2022

Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY:

Stephen J. Dine
Attorney at Law
9742 S. Utica
Evergreen Park, IL 60805

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Escrow File No.: 763246

EXHIBIT "A"

THE SOUTH HALF OF LOT 38, IN WOODLAND HIGHLANDS OF THE WEST 20 ACRES OF THE EAST 60 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, 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: 3,937.50

CTA: 1,575.00

TOTAL: 5,512.50 *

20-23-104-014-0000 | 20220101610615 | 1-569-834-384

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

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REAL ESTATE TRANSFER TAX

04-Mar-2022



COUNTY:	262.50
ILLINOIS:	525.00
TOTAL:	787.50

20-23-104-014-0000

| 20220101616615 | 0-644-040-080