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Doc#: 2207407449 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk

Date: 03/15/2022 09:15 AM Pg: 1 of 5

Warranty Deed ILLINOIS STATUTORY

Dec ID 20220301640000
ST/CO Stamp 1-503-810-960 ST Tax \$670.00 CO Tax \$335.00
City Stamp 1-951-978-896 City Tax: \$7,035.00

MAIL TO:

SYREETA NUCKOLLS
7241 S. SOUTH SHORE DR
CHICAGO, IL 60649

NAME & ADDRESS OF TAX PAYER:

SYREETA NUCKOLLS
7241 S. SOUTH SHORE DR
CHICAGO, IL 60649

21-137095

THE GRANTOR (S)

Andrew Carter a widow man of Cook County State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND WARRANT(S) to Syreeta Nuckols a MARRIED WOMAN person of the County of Cook of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

SEE ATTACHED EXHIBIT A

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 the above granted premises unto the parties of the second part forever as "FEE SIMPLE"

Property Address: 7241 S South Shore Dr, Chicago, IL 60649

Permanent Real Estate Index Number: 21-30-108-022-0000 and 21-30-108-033-0000

Dated this 3rd day of March, 2022.

Andrew Lee Carter (SEAL)

ANDREW CARTER

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STATE OF ILLINOIS)

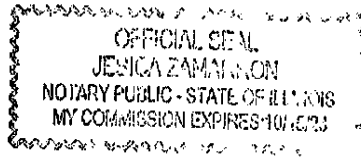
) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Andrew Carter 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 the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 3rd day of March, 2022.

Jessica Zamattion
Notary Public



My Commission expires on 10/15, 2023

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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EXHIBIT A

PROPERTY ADDRESS: 7241 S South Shore Dr, Chicago, IL 60649

PIN NUMBER (S): 21-30-108-022-0000 and 21-30-108-033-0000

LEGAL DESCRIPTION:

The Land is described as follows:

The Southeasterly 34 feet of Lots 125 and 126 in Division 3, in the South Shore Subdivision of North Fractional Half of Fractional Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, together with a Resubdivision of Lots 1, 2, 4, 64, 66, 126, 127 and 128 of Division 1 of Westfall's Subdivision of 208 acres being the East 1/2 of the Southwest 1/4 and the Southeast fractional 1/4 of Fractional Section 30, aforesaid in Cook County, Illinois.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

11-Mar-2022



CHICAGO:	5,025.00
CTA:	2,010.00
TOTAL:	7,035.00 *

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

11-Mar-2022



COUNTY:	335.00
ILLINOIS:	670.00
TOTAL:	1,005.00

21-30-108-022-0000

20220301640000 | 1-503-810-960