

UNOFFICIAL COPY

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

WARRANTY DEED

Statutory (Illinois) 756135



Doc# 2211225041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/22/2022 03:39 PM PG: 1 OF 5

MAIL TO:

Wanda Morris

7105 S. Ellis Ave

Chicago IL 60619

NAME & ADDRESS OF TAXPAYER:

Wanda Morris

7105 S. Ellis

Chicago, IL 60619

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

Wanda Morris, all interest in the following property to wit:

\* An unmarried woman, AND Barbara Morris, An unmarried woman, AS Joint Tenants  
THE NORTH 3 FEET OF LOT 44 AND ALL OF LOT 45 IN BLOCK 4 IN CORNELL, IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: 2021 2<sup>nd</sup> 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: 20-26-103-001

Property Address: 7105 S. Ellis, Chicago, IL 60619

DATED this 15 Day of March, 2022.

JS Realty Chicago, LLC

*James Smith* (SEAL)  
James Smith, Member

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

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P 5  
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

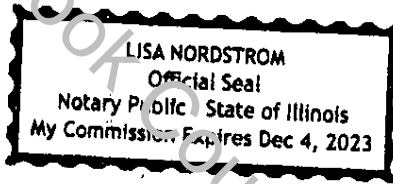
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Smith personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 15 day of March, 2022.

Lisa Nordstrom  
\_\_\_\_\_

NOTARY PUBLIC

Commission expires on 12-4, 2023



THIS INSTRUMENT WAS PREPARED BY:

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

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File No: 756135

## EXHIBIT "A"

THE NORTH 3 FEET OF LOT 44 AND ALL OF LOT 45 IN BLOCK 4 IN CORNELL, IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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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**REAL ESTATE TRANSFER TAX**

20-Apr-2022



**CHICAGO:**

1,725.00

**CTA:**

690.00

**TOTAL:**

2,415.00

20-26-103-001-0000 | 20220401688802 | 1-191-107-472

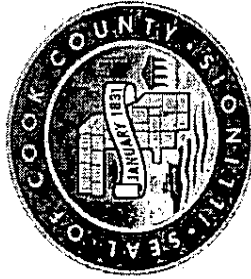
\* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

20-Apr-2022



COUNTY:  
ILLINOIS:  
TOTAL:

115.00  
230.00  
345.00

20-26-103-001-0000

20220401688802

1-706-834-832

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