

# UNOFFICIAL COPY

Doc#: 2211533100 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/25/2022 10:09 AM Pg: 1 of 3

## WARRANTY DEED

**AFTER RECORDING MAIL TO:**  
Law Offices of Laura D. Frye, Ltd.  
1800 Nations Dr Suite 117  
Gurnee, IL 60031

Dec ID 20220301657166  
ST/CO Stamp 0-178-555-792 ST Tax \$94.50 CO Tax \$47.25  
City Stamp 1-667-042-192 City Tax: \$992.25

(Reserved for Recorders Use Only)

## MAIL REAL ESTATE TAX BILL TO:

Girija Manohar Javvaji  
2707 E. 92nd St.  
Chicago, IL 60617

226ND739012PM 11 KSCERK  
**THE GRANTOR: Delian Drakeford, a married man,** of **2707 E. 92nd St., Chicago, IL 60617**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Girija Manohar Javvaji, a single man,** of **4126 Greenleaf Ct., Park City, IL 60085**, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

## SEE ATTACHED LEGAL DESCRIPTION

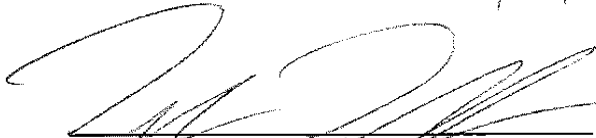
**Commonly known as:** 2707 E. 92nd St., Chicago, IL 60617  
**PIN:** 26-06-313-003-0000

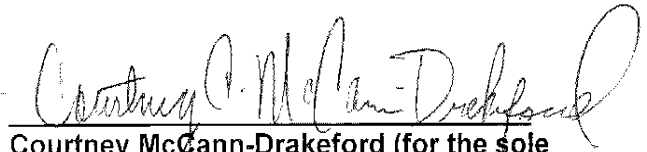
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 11 day of April, 2022.

  
\_\_\_\_\_  
Delian Drakeford

  
\_\_\_\_\_  
Courtney McCann-Drakeford (for the sole purpose of waiving homestead rights)

STATE OF IL )  
COUNTY OF Cook )SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Delian Drakeford** and **Courtney McCann-Drakeford**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/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 11<sup>th</sup> day of April, 2022.

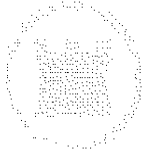
  
\_\_\_\_\_  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

James Vachachira  
Attorney at Law  
834 E. Rand Rd., Suite 3  
Mt. Prospect, IL 60056



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 22GND739012RM

For APN/Parcel ID(s): 26-06-313-003

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LOT 98 IN A RE-SUBDIVISION OF LOTS 19 TO 28 INCLUSIVE OF BLOCKS 76, LOTS 23 TO 33 BOTH INCLUSIVE OF BLOCK 78, LOTS 1 TO 44 BOTH INCLUSIVE OF BLOCK 79, LOTS 5 TO 21 BOTH INCLUSIVE AND LOTS 34 TO 44 BOTH INCLUSIVE OF BLOCK 80, AND LOTS 3 TO 9 BOTH INCLUSIVE OF BLOCK 81 IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF PARTS OF FRACTIONAL SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proprietary Cook County Clerk's Office