UNOFFICIAL COPY

Doc#. 2211901119 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/29/2022 08:02 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220401684153 ST/CO Stamp 0-202-599-312 ST Tax \$470.00 CO Tax \$235.00 City Stamp 0-354-818-960 City Tax: \$4,935.00

(The Above Space for Recorder's Use Only)

THE GRANTOR John D. Seymour, a married man*, of 1631 N Tripp Ave., Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CON EYS AND WARRANTS to Isis Mayo, a

Special man, and Akrae Tzuk, a Special man, of 1628 W Juneway

Terrace, Chicago, IL 60626, not as tenants in common, but as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

* This property does not constitute homestcad property for the spouse

Permanent Index Number(s): 13-34-426-009-0000

Property Address: 1631 N Tripp Ave., Chicago, IL 60639

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Proper Title, L.L.C. 1530 E. Dundee Road Suite #250 Palatine, IL 60074

UNOFFICIAL COPY

Dated this 22 nd day of Mod 2022. John D. Seymour	
CUET A TENT OF THE EMPLOYED	
STATE OF ILLINOIS) SS, COUNTY OF COOK)	
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Seymour 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 signed, sealed and delivered in 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. Given under my hand and notarial seal, this 22 day of March, 2022.	
"OFFICIAL SEAL." JAMES D. OWENS Notary Public, State Of Illinois My Commission Expires 01/14/2025 Commission No. 924487	Jones D. Owens Stary Public
THIS INSTRUMENT PREPARED BY Meghan Stokes 3452 N Kolmar Avc. Chicago, IL 60641	C/O/A/S Ox
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
HARC CERPORES LOO N. CASANI ALLOT Checkly IZ GOGOZ	Isis Mayo & Akram Tzuk 1631 N Tripp Ave. Chicago, IL 60639

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

THE SOUTH 18 FEET OF LOT 10 AND THE NORTH 18 FEET OF LOT 11 IN BLOCK 29 IN GARFIELD'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office