

UNOFFICIAL COPY

Warranty Deed

Doc#: 2214639091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2022 10:50 AM Pg: 1 of 4

Dec ID 20220501624638
ST/CO Stamp 0-890-863-504
City Stamp 1-964-605-328 City Tax: \$2,137.50

The GRANTOR, **BE BETTER INFORMED CORPORATION**, an Illinois Not For Profit Corporation for and in consideration of TEN DOLLARS, (\$10.00) and for other valuable consideration in hand paid, conveys and warrants to the GRANTEE, **Lisa L Dabbs**

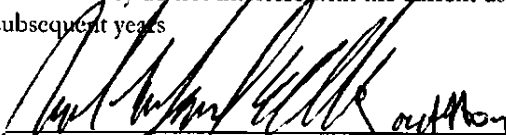
& Single women all interest in the following real estate **939 W. 54th Place, Chicago, IL 60609** situated in Cook County in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois, to have and to hold, all and singular, the described property together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and any rents, issues, and profits of such property to GRANTEE, and GRANTEE's heirs and assigns forever the property known as:

Permanent Index Number (PIN): **20-08-429-004-0000 #01**
Address(es) of Real Estate: **939 W. 54th Place, Chicago, IL 60609**

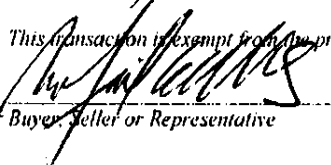
LEGAL DESCRIPTION: Legal: LOT 27 (EXCEPT THE SOUTH 1 FOOT OF THE EAST 1 FOOT) AND THE EAST 1/2 OF LOT 26 IN HODGDON'S SUBDIVISION OF BLOCK 3 AND PART OF BLOCK 4 OF WEBSTER & PERKIN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, as itemized in Exhibit A, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for 2020 and subsequent years

DATED THIS 24th day of May 2022


Be Better Informed Corporation *for*

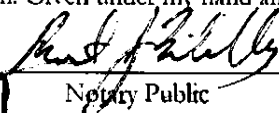
This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph E, Section 4 of said Act.

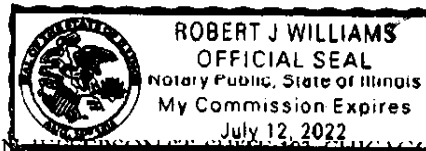

Buyer, Seller or Representative Date: 5/24/2022

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Be Better Informed Corporation, appeared before me in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her free and voluntary act for the purposes set forth herein. Given under my hand and notarial seal this 24th day of May 2022


Notary Public



PREPARED BY: **EV HAS LLC, 218 N. LAUREL STREET, CHICAGO, ILLINOIS 60661**
AFTER RECORDING RETURN TO: **Lisa L Dabbs, 939 W. 54th Place, Chicago, IL 60609**

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EXHIBIT A

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of closing;
2. Covenants, conditions and restrictions of record;
3. Private, public and utility easements and roads and highways, if any;
4. Special taxes and assessments for improvements not yet completed and for improvements already completed;
5. Building setback lines and building restrictions of record;
6. Zoning and building laws and ordinances;
7. Party walls, party wall rights and agreements, if any;
8. Existing leases or tenancies and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees or as to any person in possession thereof;
9. Acts done or suffered by or through the Grantee; and
10. Any other unwaived exceptions on the title commitment.

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GRANTOR/GRANTEE STATEMENT

The Grantor of his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated MAY 24th, 20 22

Signature: *Anna R. Wiley*
Grantor or Agent

Subscribed and sworn to before me
This 24th day of MAY, 20 22

Notary Public *[Signature]*



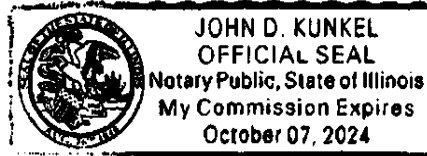
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated MAY 24th, 20 22

Signature: *Anna R. Wiley*
Grantee or Agent

Subscribed and sworn to before me
This 24th day of MAY, 20 22

Notary Public *[Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C. misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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 First American Title™	ALTA Commitment for Title Insurance
	<small>ISSUED BY</small> First American Title Insurance Company
<h2 style="margin: 0;">Exhibit A</h2>	

EXHIBIT A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 27 (EXCEPT THE SOUTH 1 FOOT OF THE EAST 1 FOOT) AND THE EAST 1/2 OF LOT 26 IN HODGDON'S SUBDIVISION OF BLOCK 3 AND PART OF BLOCK 4 OF WEBSTER & PERKIN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 20-08-429-004-0000

Property Address: 939 W. 54th Pl #01, Chicago, IL 60609

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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