

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2217228376 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/21/2022 03:13 PM Pg: 1 of 3

Dec ID 20220601651667  
ST/CO Stamp 0-754-985-040 ST Tax \$310.00 CO Tax \$155.00  
City Stamp 0-592-324-688 City Tax: \$3,255.00

**FIRST AMERICAN TITLE**  
**FILE #** AF1025184

Preparer File: AF1025184  
FATIC No.: AF1025184

THE GRANTOR(S) Tavius Christmas, an unmarried man of the of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Marshawna T. Moore, a single woman, of 3032 W. 140th Place, Blue Island, Illinois 60406, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2021 and subsequent years.

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

Permanent Real Estate Index                      20-35-321-127-0000  
Number(s):

Address(es) of Real Estate: 1133 E 83rd Street, #177, Chicago, Illinois 60619

Dated this 17<sup>th</sup> day of \_\_\_\_\_ June, 2022



Tavius Christmas



First American  
Title Insurance Company

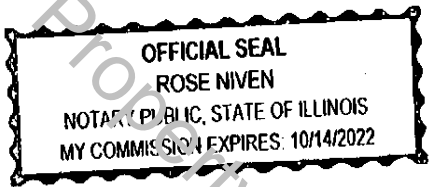
Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tavius Christmas, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 17<sup>th</sup> day of June, 20 22.



Rose Niven  
Notary Public

Prepared by:  
Melanie C. King  
1319 Berry Lane  
Flossmoor, IL 60422

Mail to:  
  
Marshawna T. Moore  
1133 E 83rd Street, #177  
Chicago, Illinois 60619

Name and Address of Taxpayer:  
  
Marshawna T. Moore  
1133 E 83rd Street, #177  
Chicago, Illinois 60619

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## Exhibit "A" – Legal Description

PARCEL 1: THE EAST 44.76 FEET OF LOT 24 IN WASHINGTON TERRACE TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1990 AS DOCUMENT 90482369, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION FOR WASHINGTON TERRACE, NOW KNOWN AS HERITAGE PLACE, RECORDED AS DOCUMENT 91-107744, RESTATED AS DOCUMENT 97-569129, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office

