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1023856 10FZ
WARRANTY DEED

PREPARED BY:
Keoini Haynes Wells
Wells Legacy Law Group, LLC
22 W. Washington
Suite 1500
Chicago, IL 60602

Doc#: 2218607180 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/05/2022 12:35 PM Pg: 1 of 3

Dec ID 20220601655364
ST/CO Stamp 1-177-147-472 ST Tax \$264.50 CO Tax \$132.25
City Stamp 0-503-535-696 City Tax: \$2,777.25

Reserved for Recorder's use only.

This Indenture made this 10th day of June 2022, between JAMES HARDEN, JR., and TIONA HARDEN, husband and wife, having a residence at 25754 S. Kensington Lane, Monee, Cook County, Illinois 60449, (hereinafter the "Grantors"), and BRITTNEE THOMAS-HOOPER, a single woman, having a residence at 8247 S. Fairfield Ave., Chicago, Cook County, Illinois 60652 (the "Grantee").

NOW THEREFORE, WITNESS that Grantors and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby CONVEY AND WARRANT unto the Grantee the following described property, situated in the County of Cook, and State of Illinois, to wit:

LOT 25 IN BLOCK 2 IN BEVERLY MANOR, BEING A SUBDIVISION OF PART OF THE HAZELWOOD AND WRIGHT'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD LAND), IN COOK COUNTY, ILLINOIS.


COMMON ADDRESS: 8247 S. Fairfield Ave., Chicago, IL 60652

PIN: 19-36-225-016-0000

Subject to: (i) Real taxes for the year 2021 and subsequent years and (ii) covenants, restrictions and easements of record, if any.



SEND RECORDED DEED TO AND TAX BILLS TO:

Brittnee Thomas-Hooper, 8247 S. Fairfield Ave., Chicago, IL 60652

REAL ESTATE TRANSFER TAX		29-Jun-2022
	CHICAGO:	1,963.75
	CTA:	793.50
	TOTAL:	2,777.25*

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

REAL ESTATE TRANSFER TAX		29-Jun-2022
	COUNTY:	132.25
	ILLINOIS:	264.50
	TOTAL:	396.75

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IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed as of the date first written above.

James Harden
James Harden, Jr.

Tiona Harden
Tiona Harden

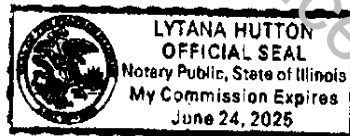
STATE of ILLINOIS)

COUNTY of COOK)

I, the undersigned, a Notary Public in and for the county and state aforesaid, does hereby certify that James Harden, Jr., and Tiona Harden, known to me to be the same persons whose name 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.

Given under my hand and official seal this 2nd day of June 2022.

Lytana Hutton
Notary Public



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19-36-225-016-0000

LOT 25 IN BLOCK 2 IN BEVERLY MANOR, BEING A SUBDIVISION OF PART OF THE HAZELWOOD AND WRIGHT'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD LAND), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office