

UNOFFICIAL COPY

Doc#: 2223716032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2022 09:53 AM Pg: 1 of 3

Dec ID 20220801618168
ST/CO Stamp 1-195-199-056 ST Tax \$90.00 CO Tax \$45.00
City Stamp 0-808-143-440 City Tax: \$945.00

WARRANTY DEED ILLINOIS STATUTORY

Chicago Title
22-58941695H4
2023

(The Above Space for Recorder's Use Only)

THE GRANTOR Luella Dickerson, a widow, in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to JEM Developers LLC, _____ in fee simple forever, 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"

Permanent Index Number(s): 25-19-226-019-0000

Property Address: 11449 South Vincennes Avenue, Chicago, IL 60643

Hereby releasing and waiving all rights under and by virtue of the Homestead 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.

Dated this 11th day of August, 2022

Luella Dickerson By Peggy Northern Her Attorney In Fact
Luella Dickerson By Peggy Northern, Her Attorney-in-fact

UNOFFICIAL COPY

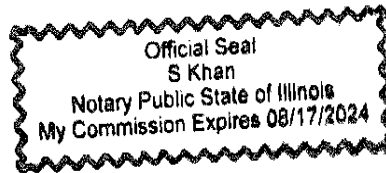
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peggy Northern 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 it signed, sealed and delivered in the instrument as its 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 11th day of August, 2022.

S. Khan

Notary Public



THIS INSTRUMENT PREPARED BY
ARK Attorneys, LLC
1000 N. Milwaukee Ave., Suite 100
Chicago, IL 60642

MAIL TO:

ARK Attorneys at Law
1000 North Milwaukee Avenue, Ste 100,
Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:

JEM Developers LLC
7820 W 27th St
Orland Park, IL
60462

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 22GSA941695HH

For APN/Parcel ID(s): **25-19-226-019-0000**

LOT 30 IN BLOCK 89 IN RESUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING COMPANY, KNOWN AS WASHINGTON HEIGHTS, IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JUNE 27, 1872 AS DOCUMENT NUMBER 39778 IN BOOK 2 OF PLATS, PAGES 45, 46 AND 47 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office