

UNOFFICIAL COPY

Doc#. 2223720501 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2022 01:02 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20220801698602
ST/CO Stamp 1-711-286-864 ST Tax \$320.00 CO Tax \$160.00

FIRST AMERICAN TITLE
FILE # AF1021917

Preparer File: AF1021917
FATIC No.: AF1021917

THE GRANTOR(S) Ko Real Estate and Remodeling LLC, an Illinois Limited Liability Company, of the City of Niles, 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 Ronald Chatman Jr and Tiffany Danley ** all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: T.
*An unmarried man ** an unmarried woman
See Exhibit "A" attached hereto and made a part hereof

To have and to hold, not as tenants in common, but as joint tenants

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

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

Permanent Real Estate Index Number(s): 19-06-104-017-0000

Address(es) of Real Estate: 7123 40th Street Stickney, Illinois 60402

Dated this 29th day of April, 2022



Ko Real Estate and Remodeling LLC by its Manager Irina Ko



VILLAGE OF STICKNEY
REAL ESTATE TRANSFER TAX

DATE 8.4.2022.

AMOUNT PAID \$ 1600.



First American
Title Insurance Company

Special Warranty Deed - Individual

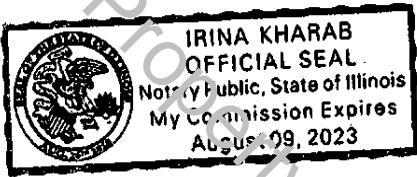
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STATE OF ILLINOIS,
COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ko Real Estate and Remodeling LLC by its Manager Irina Ko, 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 29th day of April 2022.



A handwritten signature in black ink, appearing to be "Irina Kharab", written over a solid horizontal line. Below the signature, the words "Notary Public" are printed in a small font.

Prepared by:
 Law Office of Helen Barcham, Inc.
 2400 Ravine Way Suite 200
 Glenview, IL 60025

Mail to:
 Emerson Law Firm, LLC
 715 Lake St., # 420
 Oak Park, IL 60301

Name and Address of Taxpayer:
 Ronald Chatman Jr.
 Tiffany T Danley
 7123 40th St.
 Stickney, IL 60402

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 10 IN BLOCK 2 IN NEW BOHEMIA HOME ADDITION, BEING A SUBDIVISION OF LOTS 34 AND 35 IN CIRCUIT COURT PARTITION IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-06-104-017-0000 (Vol. 188)

Property Address: 7123 40th Street, Stickney, Illinois 60402

Property of Cook County Clerk's Office