

UNOFFICIAL COPY

763262

1 of 3

Doc#: 2225012420 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2022 01:15 PM Pg: 1 of 5

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220801613996
ST/CO Stamp 0-668-818-000 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-131-947-088 City Tax: \$2,152.50

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

THE GRANTOR(S)

Hector Jean, a single, man,

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Tall's Estates LLC, an Illinois Limited Liability Company

of _____, of the County of _____, 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 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.

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): 21-30-201-016-0000 ✓

Address(es) of Real Estate: 7553 S. Coles Ave, Chicago, IL 60649 ✓

Dated this 20th day of August, 2022.


Hector Jean

This property is not homestead as to the Grantor(s)

UNOFFICIAL COPY

STATE OF Illinois COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Hecto Jean

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 20th day of August, 2023



Veronica Campos (Notary Public)

Prepared by:

Legal Advocatre Solutions
10024 S. Kedzie Ave.
Evergreen Park, IL 60805

Mail to:

Name and Address of Taxpayer:

T.J. Tall III
16520 Greenwood Avenue
South Holland, IL 60473

Property of Cook County Clerk's Office

UNOFFICIAL COPY

File No: 763262

EXHIBIT "A"

THE SOUTH 16 FEET OF THE NORTH 50 FEET AND THE NORTH 17 FEET OF THE SOUTH 50 FEET OF LOT 62 IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, WITH LOTS 1, 2, AND 64, 66, 126, 127 AND 128 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOT 62 AFORESAID THAT PART THEREOF FOR ALLEY OFF HIGHWAY), IN COOK COUNTY, ILLINOIS.

Pin: 21-30-201-016-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements, and Schedule B, Part II-Exceptions.

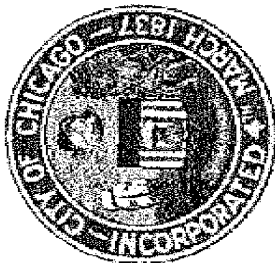
Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

06-Sep-2022



CHICAGO:

1,537.50

CTA:

615.00

TOTAL:

2,152.50 *

21-30-201-016-0000

| 20220801613996

| 0-131-947-088

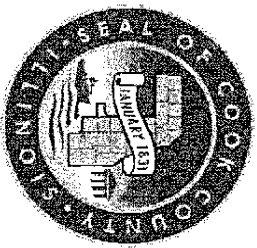
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

06-Sep-2022



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

21-30-201-016-0000 | 20220801613996 | 0-668-818-000

Property of Cook County Clerk's Office