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2225822027D

Doc# 2225822027 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2022 11:34 AM PG: 1 OF 3

Property of Cook County Clerk's Office

WARRANTY DEED

ORNTIC File Number:
Old Republic National Title
9601 Southwest Hghwy
Oak Lawn, IL 60453
312/641-7799

3

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Warranty Deed Illinois

Prepared by:

Wiley Law Group, LLC
53 W. Jackson Blvd.
Ste. 1510
Chicago, IL 60604
815-685-4203 (T)
815-390-1643 (F)
filings@wileylaw.net

22/50427 2/3
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

The GRANTOR, **Marshall W. Warren Jr**, a married man of Chicago, IL, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, **South Westside Properties, LLC**, of Chicago, IL, all interest in the following described Real Estate situated in the City of Chicago, Cook County, Illinois, to wit:

Legal Description: LOT 6 IN BLOCK 27 IN SOUTHFIELD, BEING A SUBDIVISION OF BLOCKS 17, 18, 19, 22, 23, 24, 26, 27, 28, 30, 31 AND 32 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

Common Address: 7816 S. Ridgeland Ave. Chicago IL 60649

PIN: 20-25-326-021-0000

Subject to the following restrictions: a) all taxes for the year 2022 and thereafter; b) zoning laws and ordinances; (c) covenants, conditions, restrictions of record and easements for the use of public utilities; (d) roads and highways; situated therein, (e) the pending city of Chicago case 2021-M1-401400.

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Dated this 1st Day of SEPTEMBER, 2022.

Marshall W. Warren Jr
Marshall W. Warren, Jr.

STATE OF ILL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marshall W. Warren Jr. demonstrating through legal identification to be the same persons 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 waived of the right of homestead.

Given under my hand and official seal, this 1 day of SEPT, 2022



Harold Rose

(Notary Public)

Return After Recording/Mail Future Tax Bills:

Guth Westside Industries LLC
2869 Redwood Ave
Chicago IL 60649

| REAL ESTATE TRANSFER TAX | | 08-Sep-2022 |
|--|----------|-------------|
| | CHICAGO: | 240.00 |
| | CTA: | 96.00 |
| | TOTAL: | 336.00 * |
| 20-25-326-021-0000 20220901628060 1-925-921-360 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 08-Sep-2022 |
|---|-----------|-------------|
| | COUNTY: | 16.00 |
| | ILLINOIS: | 32.00 |
| | TOTAL: | 48.00 |
| 20-25-326-021-0000 20220901628060 0-690-010-704 | | |