

220256305203

# UNOFFICIAL COPY

**PREPARED BY:**

Joseph A. LaZara,  
7246 W. Touhy  
Chicago, IL 60631

Doc#: 2228641204 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/13/2022 01:03 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

J and L Builders LLC  
3025 W. Ainslie Series  
3025 W. Ainslie Street  
Chicago, IL 60625

Dec ID 20220901635692  
ST/CO Stamp 1-754-381-904 ST Tax \$280.00 CO Tax \$140.00  
City Stamp 1-975-041-616 City Tax: \$2,940.00

**MAIL RECORDED DEED TO:**

Levit & Lipshutz  
1120 W. Belmont  
Chicago, IL 60657

**WARRANTY DEED AS TO AN UNDIVIDED 1/2 INTEREST AND  
ADMINISTRATOR'S DEED AS TO AN UNDIVIDED 1/2 INTEREST  
Statutory (Illinois)**

THE GRANTOR, Mona Draughn, a widow, as to an undivided 1/2 interest, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to J and L Builders LLC 3025 W. Ainslie Series, a series of an Illinois limited liability company, of 5740 N. Newcastle, Chicago, Illinois 60631, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, and Mona Draughn, as Independent Administrator of the Estate of Julius Draughn, deceased, as to an undivided 1/2 interest, of the City of Chicago, State of Illinois, pursuant to the authority granted the Administrator in the proceeding pending in the Circuit Court of Cook County, Case No. 2022 P 003964, for and in consideration of \$140,000.00 and other good and valuable consideration, in hand paid, GRANTS, SELLS, and CONVEYS to J and L Builders LLC, 3025 W. Ainslie Series, a series of an Illinois limited liability company, of 5740 N. Newcastle, Chicago, Illinois 60631, all right, title, and interest of the decedent in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 32 IN BLOCK 2 IN W.F. KAISER AND COMPANY'S 2ND ALBANY PARK SUBDIVISION OF THE WEST HALF OF BLOCK 19 AND THE NORTH HALF OF BLOCK 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, AND OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF OWNED BY THE SANITARY DISTRICT OF CHICAGO) IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-12-314-009-0000

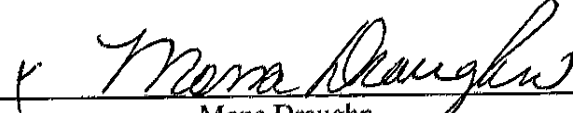
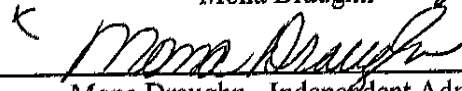
Property Address: 3025 W. Ainslie Street, Chicago, IL 60625

Subject, however, to the general taxes for the year of 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

# UNOFFICIAL COPY

Dated this 5 day of October, 2022

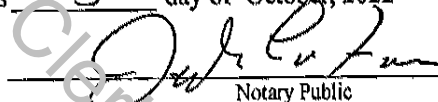
  
 \_\_\_\_\_  
 Mona Draughn  
  
 \_\_\_\_\_  
 Mona Draughn - Independent Administrator  
 of the Estate of Julius Draughn, deceased

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mona Draughn, a widow, as to an undivided 1/2 interest and Mona Draughn, as Independent Administrator of the Estate of Julius Draughn, deceased, as to an undivided 1/2 interest, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 5 day of October, 2022

  
 \_\_\_\_\_  
 Notary Public

My commission expires:

Exempt under the provisions of paragraph \_\_\_\_\_

