

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED

Doc#: 2231855066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/14/2022 11:20 AM Pg: 1 of 2

Dec ID 20221001676306  
ST/CO Stamp 1-051-052-368 ST Tax \$190.00 CO Tax \$95.00  
City Stamp 1-260-767-568 City Tax: \$1,995.00

Chicago Title

22 B NW 09/15/2022 1/12

1/12

THE GRANTORS, Cisco Housing Solutions, Inc., an Illinois corporation, of 1940 Waverly Ln, Algonquin, IL 60102, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to China Catron, a single person of 6402 S Laflin Chicago IL 60636, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 54 FEET OF THE NORTH 1/2 OF LOT 35 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 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, AFORESAID, IN COOK COUNTY, 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.

Grantor, for itself and its successors, further covenant, promise and agree with Grantee, her heirs and assigns, that she has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that she will warrant and defend the property against all persons lawfully claimed by, through or under them.

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

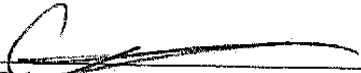
**Permanent Real Estate Index Number(s):** 21-30-115-025-0000

**Address(es) of Real Estate:** 7430 S. Phillips Ave, Chicago, Illinois 60649

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Dated this 15<sup>th</sup> day of September, 2022.

Cisco Housing Solutions, Inc.

  
Hideo Suzuki, President

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hideo Suzuki, President of Cisco Housing Solutions, Inc., personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 15<sup>th</sup> day of September, 2022.




  
Alison L. Pechnik (Notary Public)

**Prepared By:** Harry J. Fournier, Esq.  
Fournier Law Firm, Ltd.  
2001 Midwest Road, Suite 206  
Oak Brook, IL 60523

REAL ESTATE TRANSFER TAX		01-Nov-2022
	COUNTY:	95.00
	ILLINOIS:	190.00
	TOTAL:	285.00
21-30-115-025-0000		20221001676306   1-051-052-368

**Mail To:**

China Catron  
7430 S. Phillips Ave  
Chicago, IL 60649

REAL ESTATE TRANSFER TAX		01-Nov-2022
	CHICAGO:	1,425.00
	CTA:	570.00
	TOTAL:	1,995.00 *
21-30-115-025-0000		20221001676306   1-260-767-568

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

**Name & Address of Taxpayer:**

China Catron  
7430 S. Phillips Ave  
Chicago, IL 60649