

UNOFFICIAL COPY

Doc#: 2232645316 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/22/2022 03:21 PM Pg: 1 of 5

Dec ID 20221101696988
ST/CO Stamp 1-825-744-208
City Stamp 1-249-027-408

Commitment Number: 22NL16689

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording, Return To:
Nations Lending Services
9001 W. 67th St.
Merriam, KS 66202

My Dec #: 20221101696988
Mail Tax Statements To: Patricia Pitts: 8552 S. Peoria St. Chicago IL 60620

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20324210360000

GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

P&M Property Investments, Inc, hereinafter grantor, whose tax-mailing address is 1471 W. 75th Place, Chicago, IL 60636, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Patricia Pitts, an unmarried woman, hereinafter grantee, whose tax mailing address is 8552 S. Peoria St. Chicago IL 60620, the following real property:

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The South 1/2 of Lot 21 and all of Lot 22 in Block 6 in Bellamy's Subdivision of the North 40 acres of the South 60 acres of the East 1/2 of the Southeast 1/4 of Section 32 Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Subject to: Covenants, easements and restrictions of record and general taxes for 2018 and subsequent years.

Being the same property conveyed to P&M Property Investments, Inc. by Warranty Deed from Angelo McDowell as recorded 07/24/2019 in Book N/A at Page N/A as Document 1920534041.

Commonly Known As: 8552 S Peoria St, Chicago, IL 60620-3255

Tax ID: 20324210360000

Prior instrument reference: 1920534041

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Property of Cook County Clerk's Office

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Executed by the undersigned on 10/24, 20 22.

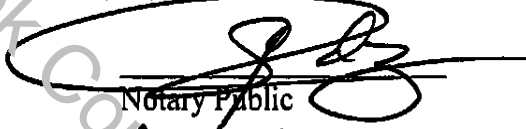
P&M Property Investments, Inc

Print Name: Patricia Pitts

Its: President

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on October 24, 20 22 by Patricia Pitts the President on behalf of P&M Property Investments, Inc who is personally known to me or has produced IL State ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public
Rocio Rodriguez



COOK COUNTY Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 10/24/2022

Rahima Atta
Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 24, 2022

Rocio Potts
Signature of Grantor or Agent



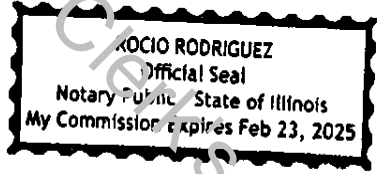
Subscribed and sworn to before Me by the said grantor this 24 day of October, 2022.

NOTARY PUBLIC Rocio Rodriguez

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 10/24/2022, 2022

Rocio Potts
Signature of Grantee or Agent



Subscribed and sworn to before Me by the said grantee This 24 day of October, 2022.

NOTARY PUBLIC Rocio Rodriguez

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)