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Upon recording return to:

Lisa J. Saul, Esq. Forde & O'Meara LLP 111 W. Washington Street Suite 1100 Chicago, Illinois 60602 Doc#. 2232745242 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/23/2022 02:37 PM Pg: 1 of 3

Dec ID 20221101689661

ST/CO Stamp 0-143-484-240 ST Tax \$605.00 CO Tax \$302.50

City Stamp 0-262-448-464 City Tax: \$6,352.50

STEWART TITLE
700 E. Diehl Ross, Suite 180
Naparelland, 205

WARRANTY DEED

THE GRANTOR, ALLEN E. THOMAS and MARCELLA M. THOMAS, having an address at 3421 South Prairie Avenue, Chicago, Illinois 60616, for and in consideration of TENON AND 00/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to ROBERT K.F. DREVENY III and MERRILLAN KINZIE, as joint tenants, having an address at 2018 South Peoria Street, #B, Chicago, Illinois 60503, the following described Real Estate situated in the County of Cook and State of Illinois, to wit

SEE EXHIBIT "A" ATTACHED HERFTO AND INCORPORATED HEREIN.

PIN:

17-34-121-023-0000

Address of Real Estate:

3421 South Prairie Avenue, Chicago, Illinois 60616

In Witness Whereof, said Grantor has caused its name to be signed to these presents, this day of November, 2022.

MARCELLA M THOMAS

Jason Wolin

This Instrument was prepared by Wolin Law Group LLC, 325 West Huron Street, Suite 602, Chicago, Illinois 60654.

Send subsequent tax bills to: Robert K. Dreveny III and Merrillan Kinzie, 3421 South Prairie Avenue, Chicago, Illinois 60616.

2232745242 Page: 2 of 3

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STATE OF ARIZONIA)

SS

COUNTY OF MARICIPA

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that ALLEN E. THOMAS, personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 h day of November, 2022.

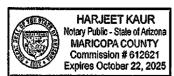




COUNTY OF MARICON

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that MARCELLA M. THOWAS, personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that she signed and delivered said in trument as her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal this / day of 😲



Notary Public

22-Nov-2022 REAL ESTATE TRANSFER TAX 4,537.50 CHICAGO: 1.815.00 CTA: 6,352.50 * TOTAL:

17-34-121-023-0000 | 20221101689661 | 0-262-448-464 * Total does not include any applicable penalty or interest due.

2232745242 Page: 3 of 3

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EXHIBIT "A" LEGAL DESCRIPTION

Lot 6 (except that part thereof described as follows: beginning at the Northwest corner of said Lot 6; thence South along the West line of said Lot 6 a distance of 0.56 feet; thence East along a line 0.56 feet South of and parallel with the North line of said Lot 6 a distance of 101.28 feet to the West wall of a frame garage; thence South along the West wall of said frame garage, a distance of 0.42 feet to the Center line extended, of the interior wall of said garage; thence East along the Center line of said interior wall a distance of 22.43 feet to the East line of said Lot 6; thence North along the East line of said Lot 6, a distance of 0.37 feet to the Northeast corner of said Lot 6; thence West along the North line of said Lot 6 to the place of beginning), in the Subdivision of the West Half of the North Half of Lot 7 in Block 1 of Dyer & Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN:

17-34-121-023-0000

Address of Rea! Estate:

tate: 3421 South Prairie Avenue, Chicago, Illinois 60616