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WARRANTY DEED

Doc#: 2236133351 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2022 03:06 PM Pg: 1 of 4

Mail to:

EPG CHICAGO JV IV LLC
21W485 TERRACE AVE
MEDINAH, IL 60157

Dec ID 20221201618917
ST/CO Stamp 0-919-878-992 ST Tax \$117.50 CO Tax \$58.75
City Stamp 0-713-178-448 City Tax: \$1,233.75

Name & address of taxpayer:
EPG CHICAGO JV IV LLC
21W485 TERRACE AVE
MEDINAH, IL 60157

THE GRANTOR(S) KEVIN WALTERS AND SABRINA GRACE
of the CITY of CHICAGO County of COOK and State of ILLINOIS, for and in consideration of TEN and NO/100ths
DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to EPG CHICAGO JV IV LLC of 21W485 TERRACE AVE, MEDINAH IL 60157
(address), all interest in the following described real estate situated in the County of COOK, in the State of Illinois, to
wit:

IN BLOCK 4 IN WRIGHT'S FIRST ADDITION TO JACKSON PARK, BEING A SUBDIVISION OF BLOCKS 1, 2,
3, 4, AND 8 IN COMMISSIONER'S PARTITION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF
SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

THIS IS HOMESTEAD PROPERTY AS TO THE GRANTORS

*Subject to the real estate taxes for the year 2022 and subsequent years, covenants, conditions, restrictions, and special assessments
confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads
and highways.*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO
HAVE AND TO HOLD said premises forever.

Permanent index number(s) 25-01-116-018-0000
Property address: 8859 S BENNETT AVE CHICAGO, IL 60617
DATED this 21 day of December 2022.



KEVIN WALTERS



SABRINA GRACE

UNOFFICIAL COPY

WARRANTY DEED

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KEVIN WALTERS AND SABRINA GRACE



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 21st day of December 2022
 Commission expires 4/13/23
 Stephanie N Hernandez
 Notary Public

Recorder's Office Box No.

This instrument prepared at the direction of and not in representation of the parties named herein

NAME AND ADDRESS OF PREPARER:
SHARON ROOS KIRKPATRICK
8833 GROSS POINT ROAD SUITE 208
SKOKIE, IL 60077

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

21-Dec-2022



CHICAGO:

881.25

CTA:

352.50

TOTAL:

1,233.75*

25-01-116-018-0000 | 20221201618917 | 0-713-178-448

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

21-Dec-2022



COUNTY:

58.75

ILLINOIS:

117.50

TOTAL:

176.25

25-01-116-018-0000

20221201618917

0-919-878-992

Property of Cook County Clerk's Office