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## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc# 2300516018 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/05/2023 09:58 AM Pg: 1 of 3

| REAL ESTATE TRANSFER TAX  |               | 28-Dec-2022     |
|---|---------------|-----------------|
|  | CHICAGO:      | 562.50          |
|   | CTA:          | 225.00          |
|   | <b>TOTAL:</b> | <b>787.50 *</b> |

20-35-217-026-0000 | 20221201619868 | 0-974-880-080

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

| REAL ESTATE TRANSFER TAX  |               | 28-Dec-2022   |
|---|---------------|---------------|
|  | COUNTY:       | 37.50         |
|  | ILLINOIS:     | 75.00         |
|   | <b>TOTAL:</b> | <b>112.50</b> |

20-35-217-026-0000 | 20221201619868 | 0-773-029-200

Dec ID 20221201619868  
ST/CO Stamp 0-773-029-200 ST Tax \$75.00 CO Tax \$37.50  
City Stamp 0-974-880-080 City Tax: \$827.40

THE GRANTOR(S), Theresa Bittings-Mayo, a/k/a Mayo T. Bittings, n/k/a Theresa Lasenby, divorced and not since remarried, of the City of Lima, State of Ohio, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to 8126 S. Kimbark Ave., LLC, an Illinois Limited Liability Company, of 1009 Ridgeland Ave., Oak Park, IL of the County of Cook, the following described Real Estate:

<sup>60304</sup>  
*See Exhibit "A" attached hereto and made a part hereof*

COMMONLY KNOWN AS: 8126 S. Kimbark Ave., Chicago, IL 60619

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

PIN: 20-35-217-026-0000

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises in fee simple forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years. **\*\*\*Not a Homestead Property\*\*\***

DATED this 19<sup>th</sup> day of December, 2022

*Theresa Bittings-Mayo, a/k/a Mayo T. Bittings, n/k/a Theresa Lasenby*  
Theresa Bittings-Mayo, a/k/a Mayo T. Bittings, n/k/a Theresa Lasenby

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STATE OF OHIO )  
COUNTY OF Hardin ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theresa Bittings-Mayo, a/k/a Mayo T. Bittings, n/k/a Theresa Lasenby, 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.

WITNESS my hand and official seal this 19<sup>th</sup> day of November, 20 22.

Jessica Marie Wilkinson  
NOTARY PUBLIC



JESSICA MARIE WILKINSON  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES 1/21/24

**PREPARED BY:**  
Tiffany N. Brooks  
Attorney At Law  
6209 S. Prairie Avenue  
Chicago, IL 60637

**MAIL TO:**  
William Cartagena  
7407 W. Gregory  
Chicago IL 60650

**SEND SUBSEQUENT TAX BILLS TO:**  
8126 S Kimbark Ave., LLC  
1009 Ridge Road Ave.  
Oak Park, IL 60304

Recorder's Office Box No. \_\_\_\_\_

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## Exhibit A - Legal Description

Lot 28 in Block 3 in E. B. Shogren and Company's Avalon Park Subdivision, being a subdivision of Lots 1 to 25 and 27 to 46 in Block 3 Lots 1 to 19, 21 to 31, 33 to 38 and 42 to 46 in Block 4, Lots 1 to 46 in Block 5 and Lots 1 to 46 in Block 6 in Pierce's Park, a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office