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Doc#: 2301141170 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2023 02:46 PM Pg: 1 of 3

Dec ID 20230101624710
ST/CO Stamp 0-809-251-664 ST Tax \$1,050.00 CO Tax \$525.00
City Stamp 0-327-865-168 City Tax: \$11,025.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Alaina M. Anderson and Vaughn D Williams
1413 S Emerald Avenue
Chicago, IL 60607 /

1 of 2
FIRST AMERICAN TITLE
FILE # AF 0030970

(The Above Space for Recorder's Use Only)

THE GRANTORS Alaina M. Anderson and Vaughn D Williams, husband and wife, of 1413 S Emerald Avenue, Chicago, IL 60607 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jilma Patrick, single, of 1841 S Calumet Unit 906, Chicago, IL 60616, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

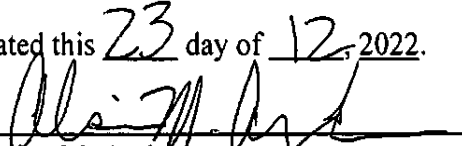
Permanent Index Number(s): 17-21-117-040-0000

Property Address: 1413 S Emerald Avenue, Chicago, IL 60607

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

SUBJECT TO: covenants, conditions and restrictions of record and building line 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.

Dated this 23 day of 12, 2022.


Alaina M. Anderson


Vaughn D Williams

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STATE OF ILLINOIS)
COUNTY OF Cook) SS,
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alaina M. Anderson and Vaughn D Williams personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 23rd day of Dec, 2022.

[Signature]

Notary Public



THIS INSTRUMENT PREPARED BY
Christopher A Weinum
The Law Office of Christopher A. Weinum, LLC
705 E. 162nd Street Suite 201
South Holland, IL 60473

MAIL TO:

Colby M. Green, Attorney At Law
838 Park Avenue
River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO:

Jilma Patrick
1413 S Emerald Avenue
Chicago, IL 60607

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 5 IN BLOCK 3 IN UNIVERSITY VILLAGE EAST PHASE 3B, BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND STREETS IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2006 AS DOCUMENT 0636322107 CORRECTED BY CERTIFICATE RECORDED JANUARY 30, 2007 AS DOCUMENT 0703009018, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE SECOND AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 22, 2006 AS DOCUMENT NUMBER 0626545083 FOR THE UNIVERSITY VILLAGE HOMEOWNERS ASSOCIATION, AS AMENDED.

Property of Cook County Clerk's Office