

14205495

# UNOFFICIAL COPY

EXECUTOR'S DEED  
STATUTORY (ILLINOIS)

Doc#: 2302033307 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2023 01:40 PM Pg: 1 of 3

MAIL TO:

WATSON & MCINTYRE LLC  
P.O. BOX 1484  
MANVEL, TX 77578

Dec ID 20230101625711  
ST/CO Stamp 0-392-850-256 ST Tax \$350.00 CO Tax \$175.00

NAME & ADDRESS OF TAXPAYER  
WATSON & MCINTYRE LLC

P.O. BOX 1484  
MANVEL, TX 77578

RECORDER'S STAMP

THE GRANTOR: TYREE VARNADO, INDEPENDENT EXECUTOR OF THE ESTATE OF LILLIE M. VARNADO, DECEASED, CIRCUIT COURT OF COOK COUNTY CASE NO. 2022P002536

OF THE CITY OF IRVING COUNTY OF DALLAS STATE OF TEXAS  
FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID.

CONVEYS AND WARRANTS TO: WATSON & MCINTYRE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

(GRANTEE'S ADDRESS) 17752 DIXIE HIGHWAY, HOMEWOOD, IL 60430

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

THAT PART OF BLOCK 3 IN GEORGE W. JOHNSON'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID BLOCK, WHICH POINT IS 253.945 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID BLOCK THENCE RUNNING WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK FOR A DISTANCE OF 150 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH IS PARALLEL TO THE EASTERLY LINE OF SAID BLOCK FOR A DISTANCE OF 55 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK FOR A DISTANCE OF 150 FEET; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID BLOCK 3 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THIS PROPERTY IS CONVEYED AS IS" PURSUANT TO PARAGRAPH 36 OF THE REAL ESTATE CONTRACT

PERMANENT INDEX NUMBER(S) 29-31-120-033-0000

PROPERTY ADDRESS 17752 DIXIE HIGHWAY, HOMEWOOD, IL 60430

DATED THIS 9TH DAY OF JANUARY, 2023.

  
(SEAL)  
TYREE VARNADO, INDEPENDENT EXECUTOR

USI

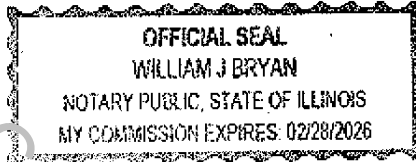
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT TYREE VARNADO, INDEPENDENT EXECUTOR OF THE ESTATE OF LILLIE M. VARNADO, DECEASED, CIRCUIT COURT OF COOK COUNTY CASE NO. 2022P002536 is personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.



GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 9TH DAY OF JANUARY, 2023.

  
NOTARY PUBLIC  
(SEAL)



**NAME AND ADDRESS OF PREPARER:**

WILLIAM J. BRYAN  
17926 DIXIE HIGHWAY  
HOMERWOOD, IL 60430  
(708) 967-2574  
WBRYANLAW@COMCAST.NET

REAL ESTATE TRANSFER TAX		18-Jan-2023	
	COUNTY:	175.00	
	ILLINOIS:	350.00	
	TOTAL:	525.00	
29-31-120-033-0000		20230101625711   0-392-850-256	

Property of Cook County Clerk's Office

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## AFFIDAVIT OF METES AND BOUNDS

I, TYROO VERMADO, being duly sworn on oath, states that Affiant resides at 17752 Dixie Homewood, IL 60432 and has personal knowledge of the facts recited herein. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

- The division of subdivision is of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
- The division is of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- The sale or exchange is of parcels of land between owners of adjoining and contiguous land. The conveyance of parcels is of land or interests herein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
- The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- The conveyance is made to correct descriptions in prior conveyances.
- The sale or exchange is of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- The sale is of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

This conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CHECKED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME \_\_\_\_\_ AFFIANT

this 17th day of January, 2007 \_\_\_\_\_ Notary Public

Revised October, 2008

