UNOFFICIAL C

1024979 lof 4 WARRANTY DEED

Grantors, Lucille Sutton and Don Stewart, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to B's Crafty Properties, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the state of Illinois. the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

Legal Description, See Exhibit A

Property Address. 753 South Vernon Avenue Chicago, Plinois 60619

Permanent Index Number: 20 27-401-019-0000

Karen A. Yarbrough

Cook County Clerk Date: 01/23/2023 11:52 AM Pg: 1 of 2

Doc#. 2302346103 Fee: \$98.00

Dec ID 20221201617520

ST/CO Stamp 0-530-758-992 ST Tax \$125.00 CO Tax \$62.50

City Stamp 1-872-936-272 City Tax: \$1,312.50

hereby releasing and waiving all rights in the and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (i) current non-delinquent real estate taxes; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof and due and payable at time of closing; (iii) covenants, conditions, agreements, building lines and restrictions of record.

*This is NOT Homestead property.

N WITNESS	WHEREOF SAID	have caused his	name to be signed to	these present or	n this 9th day o	f December
2022()						
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State of Illinois County of Cook

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify Lucille Sutton and Don Stewart, personally known to me to be the same persons whose names are subscribed to the foreguing retrument, appeared before me this day in person and acknowledged that each signed and delivered the said instrument as their fee and voluntary act, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal, this 15th day of December 2022.

Commission Expires: December 9, 2026

This document was prepared by: Julie Annette Jones, Esq.

14810 Cicero Avenue Suite 2E

Oak Forest, Illinois 60452

After recording return to: Letty L. Elwood

901 S. Hamilton Street Lockport, Illinois 60441

JULIE ANNETTE JONES Official Seal Notary Public - State of Illinois ly Commission Expires Dec 9, 2026

Mail Tax Bill to: B's Crafty Properties, LLC 7535 South Vernon Avenue Chicago, Illinois 60619

UNOFFICIAL COPY

ALL OF LOT 20 AND THE NORTH 5 FEET OF LOT 21 IN BLOCK 5 IN WAKEFORD SIXTH ADDITION, A SUBDIVISION OF THAT PART NORTH OF THE SOUTH 90 RODS AND WEST OF THE EAST 503 FEET OF THE WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-27-401-019-0000

REAL ESTATE TRAI	23-Dec-2022	
	CHICAGO: CTA: TOTAL:	937.50 375.00 1,312.50 *
20-27-401-019-0000 * Total does not includ	20221201617520 le any applicable penal	1-872-936-272

200	REAL ESTATE TRANSFER TAX	23-Dec-2022
NO //	CHICA C TOT	GO : 937.50 TA : 375.00
Ox	20-27-401-019-0000 20221201 * Total does not include any applica	617520 1-872-936-272 tole penalty or interest due.
	REAL ESTATE TRANSFER TAX	23-Dec-2022
		OUNTY: 62,50

-16/4'S OFFICE