

UNOFFICIAL COPY

Doc#: 2303045186 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2023 11:44 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20230101642296
ST/CO Stamp 0-263-726-928 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-804-584-784 City Tax: \$2,047.50

Above Space for Recorder's Use Only

THE GRANTOR(S) SJ Ball Management, LLC - By Susan Ball, Its Authorized Agent of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Joenell Spears as [UNMARRIED WOMAN] of 3828 W. WESTGARD 2, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 25-05-220-024-0000

Address(es) of Real Estate: 8944 S Morgan Street Chicago Illinois 60620

The date of this deed of conveyance is dated this 26 day of January, 2023.

SJ Ball Management, LLC - By Susan Ball, Its Authorized Agent

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SJ Ball Management, LLC - By Susan Ball, Its Authorized Agent 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, including the release and waiver of the right of homestead.

Given under my hand and official seal dated this 26 day of January, 2023.



Notary Public

PRECEDENT RECORDAL TITLE 0022029004

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LEGAL DESCRIPTION

For the premises commonly known as: 8944 S Morgan Street
Chicago, Illinois 60620

Legal Description:

LOT 5 IN THE SUBDIVISION OF LOTS 13 TO 19 IN BLOCK 9 IN COLE'S SUBDIVISION OF THE NORTH 90.37 ACRES OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

GRANTEE'S ADDRESS

This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
Nicholas Frenzel 120 W Madison Street, Suite 200-10 Chicago, IL 60602	<i>Joanell Spears</i> <i>8944 S. morgan</i> <i>Chicago Ill 60620</i>	<i>Joanell Spears</i> <i>8944 S. morgan</i> <i>Chicago Ill 60620</i>

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REAL ESTATE TRANSFER TAX

30-Jan-2023



COUNTY:	97.50
ILLINOIS:	195.00
TOTAL:	292.50

25-05-220-024-0000

| 20230101642296 | 0-263-726-928

REAL ESTATE TRANSFER TAX

30-Jan-2023



CHICAGO:	1,462.50
CTA:	585.00
TOTAL:	2,047.50 *

25-05-220-024-0000 | 20230101642296 | 1-804-584-784

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

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