UNOFFICIAL COPY

Warranty Deed

Fidelity National Title Company

ILLINOIS

Doc#. 2303045186 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/30/2023 11:44 AM Pg: 1 of 3

DC22029004 R1 K2

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 in magement, 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 (N' ame and Address of Grantee-s) Joenell Spears as [UNHOINED WHAN] of 3828 W. ILEGTAND J., Chicas ., 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 Phemption 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): 25-05-220-024-00:00 Address(es) of Real Estate: 8944 S Morgan Street Chicago Illin is 60620 The date of this deed of conveyance is and this 20 day of January .2023. SJ Ball Management, LLC - By Susan Ball, Its Authorized 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 the to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and act mowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the vice and purposes therein set forth, including the release and waiver of the right of homestead. .2023. OFFICIAL SEAL RACHEL FRENZEL Notary Public - State of Illinois My Commission Expires 07/15/2026

2303045186 Page: 2 of 3

UNOFFICIAL COPY

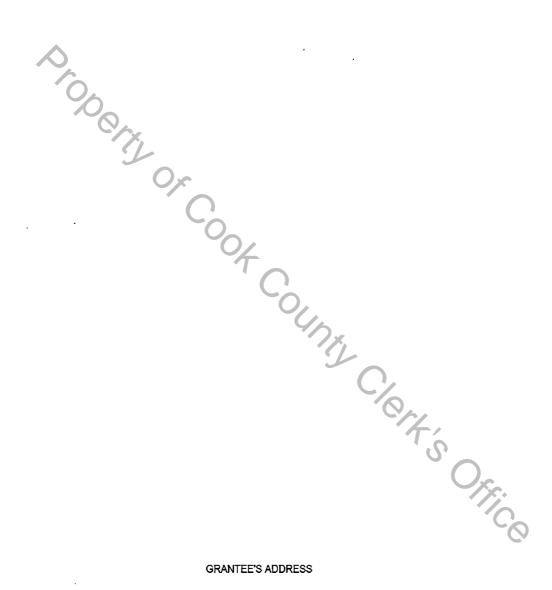
LEGAL DESCRIPTION

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.



GRANTEE'S ADDRESS

This instrument was prepared by: Nicholas Frenzel

120 W Madison Street, Suite 200-10 Chicago, IL 60602

Send subsequent tax bills to:

Joenell Spears Joenell Spears 8944 S. morgan Chicago III 60620 Chicago III 60620

Mail recorded document to:

2303045186 Page: 3 of 3

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

30-Jan-2023





97.50 COUNTY: 195.00 ILLINOIS: TOTAL: 292.50

25-05-220-024-0000

|20230101642296 | 0-263-726-928

DEAL	COTATE	TRANSFER TAX	30 (an-2023
REAL	ESIAIE	IKANSPEK IAL	الحابات	an-/u/.s.

CHICAGO:	1,462.50
CTA:	585.0 0
TOTAL:	2,047.50 *

ny applic.

Cook County Clark's Office 25-05-220-024-0000 | 20230101642296 | 1-804-584-784

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