

UNOFFICIAL COPY

WARRANTY DEED

Individual(s) To Individual(s)

Doc#: 2303306314 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/02/2023 03:01 PM Pg: 1 of 4

Dec ID 20230101643632

ST/CO Stamp 0-038-803-280 ST Tax \$165.00 CO Tax \$82.50

City Stamp 0-915-793-744 City Tax: \$1,732.50

THE GRANTOR(S),
Dwayne Avriett

of the City of Chicago,
State of Illinois, for and in
consideration of Ten and 00/100 Dollars, and
other good and valuable consideration, the
receipt and sufficiency of which is hereby
acknowledged, REMISE, RELEASE, ALIEN
AND CONVEY(S) and WARRANT(S) to
Erica McArthur

of 10149 S Avenue L, Chicago, IL 60617

and to his/her/their heirs and assigns, FOREVER,
=====, all the
following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: *(see attached Legal Description made part hereof)*

Permanent Index Number(s): 23-16-307-018-0000

Commonly Known As: 10755 S Eggleston Ave, Chicago, IL 60628

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes for 2022 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

DATED THIS 31st DAY OF January, 2022.

Dwayne Avriett (Seal)
Dwayne Avriett

===== (Seal)

===== (Seal)

===== (Seal)

FIDELITY NATIONAL TITLE

022027831

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Dwayne Avrlett

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.

WITNESS my hand and official seal this 31st day of January, 2022.

Commission expires 5/7, 2024.

[Signature]
NOTARY PUBLIC

This instrument prepared by :

A. Ade Adekoya, Esq
Adekoya Law Group
Adekoya & Associates LLC
915 175th Street, Suite 1D.W
Homewood, IL 60430-2071



GRANTEE'S ADDRESS

MAIL TO:

Erica McArthur
10755 S Eggleston Ave
Chicago, IL 60628

SEND SUBSEQUENT TAX BILLS TO:

Erica McArthur
10755 S Eggleston Ave
Chicago, IL 60628

Recorder's Office Box No. _____

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LEGAL DESCRIPTION

Legal Description for Premises Commonly Known As: _____

10755 S Eggleston Ave, Chicago, IL 60628

LOT 18 IN BLOCK 1 IN FIRST BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF LOTS 35 AND 38 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

02-Feb-2023



COUNTY:	82.50
ILLINOIS:	165.00
TOTAL:	247.50

25-16-307-018-0000

| 20230101643632 | 0-038-803-280

REAL ESTATE TRANSFER TAX

02-Feb-2023



CHICAGO:	1,237.50
CTA:	495.00
TOTAL:	1,732.50 *

25-16-307-018-0000 | 20230101643632 | 0-915-793-744

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

Property of Cook County Clerk's Office