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Doc# 2306234031 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2023 02:17 PM PG: 1 OF 2

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23155888

2/2

THIS INDENTURE WITNESSETH, that the Grantor(s), Beautye M. Land, a widow and since not remarried of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Nova Rehab and Development LLC, an Illinois Limited Liability Company, (Grantee's Address)

6019 S. Morgan Street, Chicago, IL 60621, the following described real estate, to-wit:

LOT 24 IN BLOCK 4 IN MINNICK'S SUBDIVISION OF THE EAST 11 1/2 ACRES OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-17-412-012-0000

Address of Real Estate: 6031 S Morgan St, Chicago, IL 60621

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13th Day of February, 2023

2

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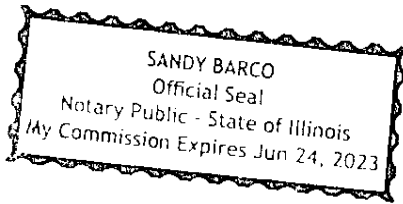
Beautye M. Land
Beautye M. Land

STATE OF Illinois)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Beautye M. Land, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 17th day of February, 2023.



Sandy Barco
Notary Public

This Instrument was prepared by:
Ferrentino & Associates, LLC
8409 West Cermak Road
North Riverside IL 60546

Future Tax Bills to:
Nova Rehab & Development LLC
6019 S. Morgan Street
Chicago, IL 60621

After recording return document to:
Attorney Lynette Lewis
2149 W 95th Street
Chicago, IL 60643

REAL ESTATE TRANSFER TAX		14-Feb-2023
	COUNTY:	10.00
	ILLINOIS:	20.00
	TOTAL:	30.00
20-17-412-012-0000 20230201651667 0-218-009-424		

REAL ESTATE TRANSFER TAX		14-Feb-2023
	CHICAGO:	150.00
	CTA:	60.00
	TOTAL:	210.00 *
20-17-412-012-0000 20230201651667 0-578-588-496		
* Total does not include any applicable penalty or interest due.		