

Warranty Deed

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ILLINOIS

Doc#: 2308746257 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/28/2023 03:22 PM Pg: 1 of 2

Dec ID 20230301664401
ST/CO Stamp 0-481-913-040 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-698-392-272 City Tax: \$3,675.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Sedrick McDonald, a married man of the City of Chicago, County of Cook, State of IL 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 Sean McDonald, a single man of _____ and Serena McDonald, a single woman of _____ 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 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-13-322-005-0000

Address(es) of Real Estate: 2944 W Fillmore St Chicago Cook IL 60612

The date of this deed of conveyance is December 5, 2022.

* Sedrick McDonald
Sedrick McDonald

State of ~~Illinois~~ Ohio
County of ~~Cook~~ Hamilton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sedrick McDonald 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 December 5, 2022.

Paige Walls
PAIGE WALLS
Notary Public, State of Ohio
My Commission Expires
09/06/2026
Notary Public

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EXHIBIT "A" Legal Description

LOT 19 IN BLOCK 22, IN SUBDIVISION OF THE SOUTH 140 FEET OF BLOCKS 21 AND 22, IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Mail Deed to ;
Sean & Serena McDonald
2944 W. Fillmore St
Chicago IL 60612

Mail Tax Bill to ;
Sean & Serena McDonald
2944 W. Fillmore St
Chicago IL 60612

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)