

UNOFFICIAL COPY

Warranty Deed
1 of 2

Doc#: 2310040051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/10/2023 12:02 PM Pg: 1 of 3

Dec ID 20230401691806
ST/CO Stamp 0-142-116-048 ST Tax \$37.50 CO Tax \$18.75
City Stamp 1-617-331-408 City Tax: \$393.75

The GRANTOR, Herbert Redmond Jr a single man, for and in consideration of TEN DOLLARS, (\$10.00) and for other valuable consideration in hand paid, conveys and warrants to the GRANTEE, **Soteria Construction & Investments, Inc., an Illinois Corporation**, all interest in the following real estate 12157 S Princeton Ave, Chicago, IL 60628 situated in Cook County in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois, to have and to hold, all and singular, the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in any ways appertaining, and any rents, issues, and profits of such property to GRANTEE, and GRANTEE's heirs and assigns forever the property known as:


Permanent Index Number (PIN): 25-28-218-017-0000
Address(es) of Real Estate: 12157 S Princeton Ave, Chicago, IL 60628

LEGAL DESCRIPTION: PARCEL A. Pin: 25-28-218-017-0000
LOT 24 IN BLOCK 26 IN WEST PULLMAN IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, as itemized in Exhibit A, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for 2021 and subsequent years

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DATED THIS 15th day of April 2022

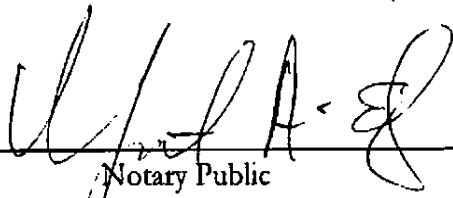


Herbert Redmond Jr

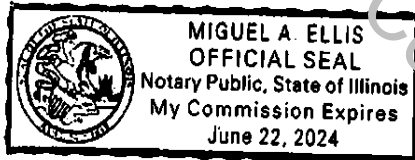
ACKNOWLEDGEMENT

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, Herbert Redmond Jr, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act for the purposes set forth herein. Given under my hand and notarial seal this 15th day of April 2022



Notary Public



Property of Cook County Clerk's Office

PREPARED BY: EV HAS LLC, 218 N. JEFFERSON ST. SUITE 103, CHICAGO, ILLINOIS 60661
AFTER RECORDING RETURN TO:

Tax Bills Mail to → Soteria Construction and Investments INC
18300 S. Halsted St #348
Glenwood IL 60425

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EXHIBIT A

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of closing;
2. Covenants, conditions and restrictions of record;
3. Private, public and utility easements and roads and highways, if any;
4. Special taxes and assessments for improvements not yet completed and for improvements already completed;
5. Building setback lines and building restrictions of record;
6. Zoning and building laws and ordinances;
7. Party walls, party wall rights and agreements, if any;
8. Existing leases or tenancies and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees or as to any person in possession thereof;
9. Acts done or suffered by or through the Grantee; and
10. Any other unwaived exceptions on the title commitment.

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