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WARRANTY DEED ILLINOIS STATUTORY

BT 22100 23-00256 (234) Doc# 2311041007 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2023 10:04 AM PG: 1 OF 5

THE GRANTOR(S), Denia Hester, divorced and not since remarried, Walter Lewis, a single man, Debra Lewis, a single woman, Joseph Lewis, a single man, as sole heirs of the Estate of Bernard Hannon, for and consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO:

ISAIAH

Francisco Navarro, a single man, of 2144 N Newland, Chicago, Illinois, 60707, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

LOT 6 IN THE RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK LOW HILLSIDE, BEING A SUBDIVISION OF THE EAST 1/3 OF THE SOUTH 1/2 OF THE WEST 1/2 AND THE WEST 1/3 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 2140 N Newland Ave, Chicago, IL 60607 60 40 7

Permanent Real Estate Index Number(s) 13-31-121-028-0000

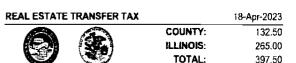
SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Granter hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX		07-Apr-2023
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50

13-31-121-028-0000 20230401690094 0-488-801-488

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



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IN WITNESS WHEREOF, Grantor, has hereunto set h Dated this	and and seal the day and year first above written.
Nutra Luis	
Debra Lewis as heir of the Estate of Bernard Hannon	
STATE OF ARIZONA	
COUNTY OF MARICOPA	
I, the undersigned, a Notary Public In and for sa d Cou Debra Lewis , personally known to me to be the sa ne instrument, appeared before me this day in person, and said instrument as such Grantor for the uses and purpo	rerson whose name is subscribed to the foregoing acknowledged that it signed, sealed and delivered the
Given under my hand and official seal, this 03/1-	12023.
Commission expires <u>D9/30/</u> 2007	<u>C'/</u>
NOTARY PUBLIC	OAWN M. TYSON Notary Prints - State of Artzona MARI DOPA COUNTY Commission # 588273 Expires September 30, 2024
-MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
FRANCISCO ISAIAh Navaero	FRANCISCO ISAIAH WavaRRO
	2140 N. Newland Ave
2140 N. Newland Aug Chicago, IL 60707	ChicAGO, IL 60707

Prepared by Bree Rials 2472 RTE 30 STE B 103 #186 Oswego, IL 60543

After Recording Return to:

Burnet Title - Post Closing One Parkview Piaza, Suite 750 Oakbrook Terrace, IL 60181

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UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor, has hereunto set hand and seal the day and year first above written. Dated this day of March 2023
Denia Hester Denia Hester
as heir of the Estate of Bernard Hannon
STATE OF ILLINOIS) ss
COUNTY OF COOK)
I, the undersigned, a Notary Public In and for said County, in the State aforesaid, do hereby certify that, Denia Hester , personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set fort.
Given under my hand and official seal, this
Commission expires 7-13-24 NOTARY PUBLIC TIAM MARTIN NOTARY PUBLIC STATE OF FILLINOIS My Commission Expires 07/13/2024 Commission No. 602515

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UNOFFICIAL COP

IN WITNESS WHEREOF, Grantor, has hereunto set hand and seal the day and year first above written. day of March 2023

Walter Lewis

as heir of the Es ate of Bernard Hannon

)2204 COX 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, Walter Lewis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this

y Commission Expires 07/13/202 Commission No. 602515

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UNOFFICIAL COPY

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, do hereby certify that, **Joseph Lewis**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as such Grantor for the uses and purposes to rein set forth.

Given under my hand and official seal, this

Commission expires

NOTARY PUBLIC

"OFFICIAL SEAL"

TIA M MARTIN

NOTARY PUBLIC STATE OF ILLINOIS

My Commission Expires 07/13/2024 &

Commission No. 602515