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2311041007D

WARRANTY DEED
ILLINOIS STATUTORY

BT 2210023-00256
(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 1 IN 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~~ 60707

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.

REAL ESTATE TRANSFER TAX

18-Apr-2023



COUNTY: 132.50
ILLINOIS: 265.00
TOTAL: 397.50

13-31-121-028-0000 | 20230401690094 | 1-383-173-328

S Y
P J
S Y-1
SC
INT N

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

Dated this 3/17 day of March 2023

DL: 17th

Debra Lewis

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 said County, in the State aforesaid, do hereby certify that, **Debra 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 03/17/2023.

Commission expires 09/30/2024

Dawn M. Tyson
NOTARY PUBLIC



~~MAIL TO:~~

Francisco Isaiah Navarro
2140 N. Newland Ave
Chicago, IL 60707

SEND SUBSEQUENT TAX BILLS TO:

Francisco Isaiah Navarro
2140 N. Newland Ave
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 Plaza, Suite 750
Oakbrook Terrace, IL 60181

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

Dated this 18 day of March 2023

W. L.
Walter Lewis

Walter Lewis
as heir of the Estate of Bernard Hannon

STATE OF ILLINOIS

COUNTY OF COOK

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) ss
)

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

Commission expires 7-13-24

[Signature]
NOTARY PUBLIC



