

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2311155100 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2023 11:43 AM Pg: 1 of 2

Dec ID 20230301685611
ST/CO Stamp 1-310-551-248 ST Tax \$118.50 CO Tax \$59.25
City Stamp 1-789-619-408 City Tax: \$1,244.25

FIDELITY NATIONAL TITLE
OC23005374

Above Space for Recorder's Use Only

THE GRANTOR(S) Brittney C. Davis NKA Brittney C. Johnson, married to Gregory Johnson of the City of Chicago, County of Cook, State of Illinois 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 Dana Shannon as a single individual of 4538 S Calumet Ave, Chicago, Illinois, 60653 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 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 21-30-412-052-0000

Address(es) of Real Estate: 7721 S Coles Avenue, Unit E Chicago Illinois 60649

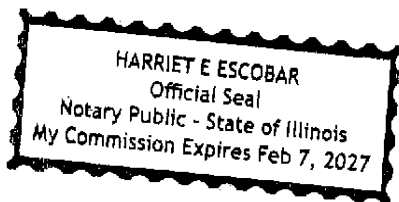
The date of this deed of conveyance is dated this 7th day of April, 2023.

Brittney C. Johnson
Brittney C. Davis NKA Brittney C. Johnson

Gregory Johnson
Gregory Johnson

State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brittney C. Johnson and Gregory Johnson 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 dated this 7th day of April, 2023.



[Signature]
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 7721 S Coles Avenue, Unit E
Chicago, Illinois 60649

Legal Description:

PARCEL 1:

THE EASTERLY 19 FEET 3-1/2 INCHES OF THE WESTERLY 111 FEET 9 INCHES OF THE NORTHERLY 50 FEET OF LOT 89 IN DIVISION 1 IN WESTFALLS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1897727 AND AS CREATED BY DEED RECORDED AS DOCUMENT NO. 25805827, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

GRANTEE'S ADDRESS

<p>This instrument was prepared by: Elizabeth Mann</p> <p>15127 S. 73rd Ave, Suite F Orland Park, IL 60462</p>	<p>Send subsequent tax bills to:</p> <p><i>Dana S. Shannon</i> 4538 S. Calumet Ave. Unit 2N Chicago, IL 60653</p>	<p>Mail recorded document to:</p> <p><i>DANA S. SHANNON</i> 4538 S. CALUMET AVE. UNIT 2N CHICAGO, IL 60653</p>
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