

UNOFFICIAL COPY

Doc#. 2311406361 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/24/2023 02:19 PM Pg: 1 of 2

Dec ID 20230401693244
ST/CO Stamp 1-082-614-992 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-998-152-912 City Tax: \$4,620.00

WARRANTY DEED ILLINOIS STATUTORY

(Individual)

PT 23-91259 4 of 2
2023

THE GRANTORS, PATRICIA BORYS, surviving joint tenant, currently residing at 7940 W. 101st Place, Palos Hills, Illinois 60465, for good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, DANIELLE WATSON, ~~a married~~ / unmarried woman, currently residing at 2846 W Washington Blvd, Unit Chicago, IL 60612, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 31 AND LOT 32 (EXCEPT THE NORTH 10 FEET THEREOF) IN BLOCK 1 IN MYER'S AND NOLAND'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[NOTE: This is non-homestead 2-Flat Property as to the Grantor]

TO HAVE AND TO HOLD said premises in severalty, forever.


Permanent Real Estate Index Number(s): 19-11-103-051-0000
Address(es) of Real Estate: 4743 S. AVERS AVE., CHICAGO, IL 60647

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PROPER TITLE, LLC

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Dated: April 7, 2024


PATRICIA BORYS

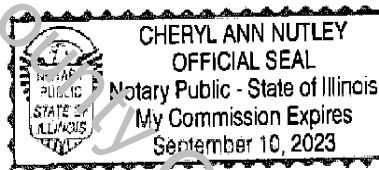
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PATRICIA BORYS, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 7th day of April, 20 23.



(Notary Public)



Prepared by:

Jeffrey D. Woods, Esq.
1150 Wilmette Ave., Suite 2
Wilmette, Illinois 60091

Mail to:

Daniel Sklar
400 Lake Blvd, Suite 200
Oak Brook, IL 60521

Name and Address of Taxpayer:

Danielle Watson
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Chicago, IL 60632