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This Instrument prepared by:
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Elburn, IL 60119

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After Recording Return to: Chicago Transit Authority 567 W. Lake Street – 6th Floor Chicago, P. No. is 60661 Doc#. 2313710115 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/17/2023 02:54 PM Pg: 1 of 3

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Chicago Title 22RLE053LP

Recorder's Stamp

CENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of this 27 day of April 2023, between JANITH FIZER. INDEPENDENT EXECUTOR OF THE ESTATE OF WILLIE FIZER, ("Grantor"), and CHICAGO TRANSIT AUTHORITY, a municipal corporation ("Grantee"). For and in consideration of the sum of One Hundred Eighty-One Thousand Five Hundred and No Dollars (\$181,500.00), and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged Grantor REMISES, RELEASES. ALIENATES AND CONVEYS to Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to the follow described real entate, situated in Cook County in the State of Illinois, known and described as follows:

LOTS 56, 57, AND 58 IN THE SUBDIVISION OF LOT 63 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 MORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-16-427-021-0000

Commonly known as: 330 W. 111th St., Chicago, IL 60628

collectively, the "Real Estate,"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the said Real Estate with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said Real Estate, with the appurtenances, unto the Grantee and its successors, heirs, and assigns forever.

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And the Grantor, for itself, and its successors, heirs, and assigns, does covenant, promise and agree, to and with the Grantee, its successors, heirs, and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; and the said Real Estate is free and clear from all liens and encumbrances, except for those real estate taxes specified on Exhibit A; and it has not done or suffered to be done, anything whereby the said Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor, its successors, heirs, and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL FOREVER WARRANT AND DEFEND the said Real Estate, subject only to those exceptions set forth on Exhibit "A", attached hereto and made a part hereof.

IN WINESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date first written above.

GRANTOR:

Janith Fizer, Independent Executor of the

Estate of Willie Fizer

STATE OF ILLINOIS

SS

COUNTY OF COOK

Of County Ch I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Janith Fizer, Independent Executor of the Estate of Willie Fizer whose name is subscribed to the foregoing instrument, appeared before his this day in person, and acknowledged that they signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27 day of April 2023.

OFFICIAL SEALS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8/0/2028

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EXHIBIT A

Permitted Exceptions

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

