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Doc#: 2315628180 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/05/2023 11:42 AM Pg: 1 of 3

Dec ID 20230501634721

ST/CO Stamp 0-859-282-128 ST Tax \$435.00 CO Tax \$217.50

City Stamp 1-497-275-088 City Tax: \$4,567.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Robert Dunevant and Jessica Reid Dunevant

(The Above Space for Recorder's Use Only)

THE GRANTORS Robert Dunevant and Jessica Reid Dunevant, husband and wife, of for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Daron*McGrady, a single ^{#Colleen} individual, of 501 W. Wellington Ave, 3P, Chicago, IL 60657, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 14-21-301-~~025~~-0000 ⁰²⁵ *STC 199992065 To PZ*
Property Address: 3522 N. Pine Grove Ave, Unit B, Chicago, IL 60657

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

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


Dated this 18 day of May, 2023.


Robert Dunevant

Robert Dunevant

Jessica Reid Dunevant

Jessica Reid Dunevant

| REAL ESTATE TRANSFER TAX | | 01-Jun-2023 |
|---|-----------|-------------|
|  | COUNTY: | 217.50 |
| | ILLINOIS: | 435.00 |
| | TOTAL: | 652.50 |
| 14-21-301-025-0000 20230501634721 0-859-128 | | |

| REAL ESTATE TRANSFER TAX | | 01-Jun-2023 |
|---|----------|-------------|
|  | CHICAGO: | 3,262.50 |
| | CTA: | 1,305.00 |
| | TOTAL: | 4,567.50 * |
| 14-21-301-025-0000 20230501634721 1-497-275-088 | | |

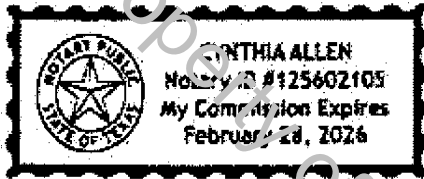
* Total does not include any applicable penalty or interest due.

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Texas
 STATE OF ~~ILLINOIS~~ ^{CA})
 FortBend) SS,
 COUNTY OF ~~DUPAGE~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert Dunevant and Jessica Reid Dunevant personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 18 day of May, 2023.



Cynthia Allen
 Notary Public

Completed via Remote Online Notarization using 2 way Audio/Video technology.

THIS INSTRUMENT PREPARED BY

Eileen Pearse
 Ciesla & Pearse, PC
 1755 S. Naperville Rd., Suite 100
 Wheaton, IL 60189

MAIL TO:

~~Melissa Tannenhill~~
 Daron McGrady
 3522 N. Pine Grove Ave
 Unit B
 Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Daron McGrady
 3522 N. Pine Grove Ave
 Unit B
 Chicago, IL 60657

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

The Westerly 21.83 feet of the Easterly 91.08 feet of Lot 5 (Except the Northerly 49.84 feet thereof) in Block 11 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 in Pine Grove A Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement as set forth in the Declaration of Covenants dated October 7, 1948 and recorded October 7, 1948 as document 14417000, made by the Trust Company of Chicago, as trustee under Trust No. 5862, a Corporation, and as created by Deed dated July 30, 1951 and recorded September 4, 1951 as document 15160903.