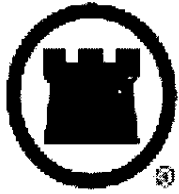


UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Chicago Title
2385034408CP AV
(102)



Doc# 2316055043 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2023 03:32 PM PG: 1 OF 3

THE GRANTORS, Luis Flores and Luz Flores, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Calvin Garner, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

* A Single Man

LOT 13 AND SOUTH 7 FEET OF LOT 14 IN JEMINA LAING'S SUBDIVISION OF THE NORTH 1/3 OF BLOCK 4 OF THE CIRCUIT COURT COMMISSIONER'S PARTITION OF EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes and assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing;

Permanent Real Estate Index Number(s): 20-25-415-017-0000

Address of Real Estate: 7604 S. Yates Boulevard, Chicago, IL, 60649

Dated this 2 day of June, 2023.

Luis Flores

Luz Flores

REAL ESTATE TRANSFER TAX	08-Jun-2023
CHICAGO:	1,462.50
CTA:	585.00
TOTAL:	2,047.50 *

20-25-415-017-0000 | 20230601637825 | 1-346-173-648

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

REAL ESTATE TRANSFER TAX	08-Jun-2023
COUNTY:	97.50
ILLINOIS:	195.00
TOTAL:	292.50

20-25-415-017-0000 | 20230601637825 | 1-731-525-328

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Luis Flores and Luz Flores** personally known to me to be the 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 a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

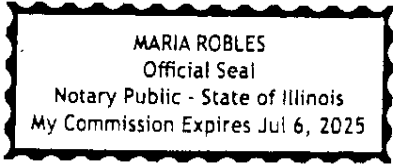
Given under my hand and official seal, this 2 day of June, 2023.

Maria Robles

(Notary Public)

Prepared By:

VC Legal, LLC
1136 S. Delano Court West, Suite B201
Chicago, IL 60605



Mail To:

Parice Hackworth
Knight, Morris, and Reddick Law Group
333 S. Wabash Avenue, Suite 2700
Chicago, IL 60604

Name and Address of Taxpayer:

Calvin Garner
7604 S. Yates Blvd.
Chicago, IL 60649

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC344018LP

For APN/Parcel ID(s): 20-25-415-017-0000

LOT 13 AND SOUTH 7 FEET OF LOT 14 IN JEMINA LAING'S SUBDIVISION OF THE NORTH 1/3 OF BLOCK 4 OF THE CIRCUIT COURT COMMISSIONER'S PARTITION OF EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office