

UNOFFICIAL COPY

Doc# 2316012057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2023 10:05 AM Pg: 1 of 3

Dec ID 20230601641605
ST/CO Stamp 0-385-153-744 ST Tax \$24.00 CO Tax \$12.00

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



THE GRANTOR, LATOYA CHATMAN, A SINGLE WOMAN, of the City of Spring, in the County of Harris County, in the State of Texas, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby conveys and warrants to THE GRANTEE, A & A CREATIVE INC., A NEW YORK CORPORATION, of the City of Boston, in the County of Suffolk County, in the State of Massachusetts, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 14 IN BLOCK 4 IN SIBLEY RIVERSIDE HEIGHTS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, 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 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.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR

PIN NUMBER: 29-09-404-027-0000
ADDRESS: 541 East 149th Street, Harvey, IL 60426

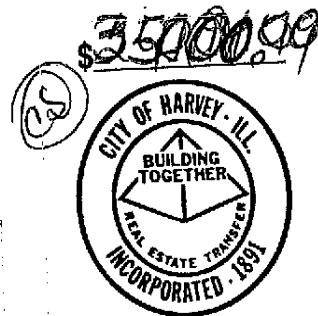
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 31 day of May, 2023.



LATOYA CHATMAN (Seal)

FIDELITY NATIONAL TITLE

023005283



UNOFFICIAL COPY

California
STATE OF ~~HARRIS~~)
San Diego) SS
COUNTY OF ~~TEXAS~~)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT LATOYA CHATMAN**, personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31 day of May, 2023.

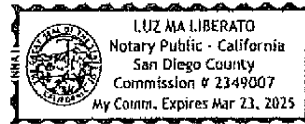
Luiz Ma Liberato

Notary Public

THIS INSTRUMENT WAS PREPARED BY:



**REAL
LAW GROUP**



Vincent Anthony Incopero
381 North York Street
Suite 1
Elmhurst, IL 60126

Telephone: (630) 299-7600
Facsimile: (630) 299-4579
E-mail: info@reallawgroup.com
Website: <https://www.reallawgroup.com>

File #: OC23005283

MAIL TO:

A & A CREATIVE INC.
13521 West Catalina Drive
Avondale, AZ 85392

Grantees Address /

SEND SUBSEQUENT TAX BILLS TO:

A & A CREATIVE INC.
13521 West Catalina Drive
Avondale, AZ 85392

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REAL ESTATE TRANSFER TAX

08-Jun-2023



COUNTY:	12.00
ILLINOIS:	24.00
TOTAL:	36.00

29-09-404-027-0000

| 20230601641605 | 0-385-153-744

Property of Cook County Clerk's Office