

10F2 UNOFFICIAL COPY

770902

ILLINOIS  
WARRANTY DEED

MAIL TO:

Danyell Pendleton  
11914 S. Perry Ave.  
Chicago, IL 60628

NAME AND ADDRESS OF TAXPAYER:

Danyell Pendleton  
11914 S. Perry Ave.  
Chicago, IL 60628

City and Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602



Doc# 2316634007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2023 09:59 AM PG: 1 OF 5

Above reserved for the recorder's stamp

✓ Grantor, SMITH REALTY GROUP LLC, An Illinois Limited Liability Company in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid, Convey and Warrant to the Grantee,

✓ **DANYELL PENDLETON**  
1128 E. 62<sup>nd</sup> St.  
Chicago, IL 60637

the following described real estate situated in the County of Cook, State of Illinois:


**LOT 238 IN BLOCK 3 IN YOUNG AND CLARKSON'S THIRD ADDITION TO KENSINGTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 13.565 FEET) OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. See attached**


PERMANENT INDEX NUMBERS: 25-28-205-026-0000 ✓  
PROPERTY ADDRESS: 11914 S. Perry Ave., Chicago, IL 60624 ✓

Subject to: (1) General real estate taxes for the year 2022 and subsequent years. (2) Covenants, conditions, and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. **THIS IS NOT HOMESTEAD PROPERTY.**

Dated this 31<sup>st</sup> day of May, 2023.

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MAURICE SMITH, Member  
SMITH REALTY GROUP LLC  
An Illinois Limited Liability Company

  
MICHELLE BRYANT SMITH, Member  
SMITH REALTY GROUP LLC  
An Illinois Limited Liability Company

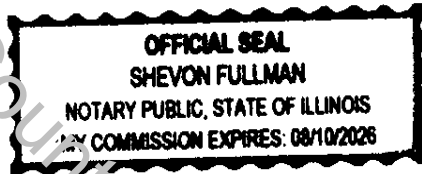
STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, MAURICE SMITH and MICHELLE BRYANT SMITH, Members of Smith Realty Group, LLC, an Illinois Limited Liability Company, 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 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 notary seal this 31st day of May, 2023.

  
Notary Public

My Commission Expires 8/10/2026



Prepared by:  
**Atty. Shevon Fullman**  
Law Office of Shevon Fullman  
9848 S. Beverly  
Chicago, IL 60643

County of Cook Clerk's Office

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File No: 770902

## EXHIBIT "A"

LOT 238 IN BLOCK 3 IN YOUNG AND CLARKSON'S THIRD ADDITION TO KENSINGTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 13.565 FEET) OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25.28.205.026.0000(A)

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

14-Jun-2023



<b>CHICAGO:</b>	1,995.00
<b>CTA:</b>	798.00
<b>TOTAL:</b>	2,793.00*

25-28-205-026-0000 | 20230501634690 | 1-120-446-160

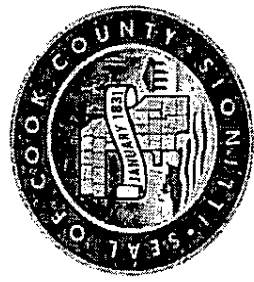
\* Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

14-Jun-2023



<b>COUNTY:</b>	133.00
<b>ILLINOIS:</b>	266.00
<b>TOTAL:</b>	399.00

25-28-205-026-0000

| 20230501634690

| 0-559-752-912

Property of Cook County Clerk's Office