

# UNOFFICIAL COPY

Doc#: 2317106471 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/20/2023 03:45 PM Pg: 1 of 3

**This Instrument prepared by:**  
**William R. Thomas**  
**Ottosen DiNolfo Hasenbalg & Castaldo,**  
**Ltd.**  
**8 S. Main St., Suite C**  
**Elburn, IL 60119**

Dec ID 20230401694703  
ST/CO Stamp 2-092-528-848  
City Stamp 0-271-643-856

**After Recording Return to:**  
**Chicago Transit Authority**  
**567 W. Lake Street – 6<sup>th</sup> Floor**  
**Chicago, Illinois 60661**

**Chicago Title**  
**22RLE160LP**

Recorder's Stamp

*unmarried*  
**GENERAL WARRANTY DEED** *unmarried*

THIS GENERAL WARRANTY DEED is made as of this 13 day of April, 2023, between **CHAUNCEY SIMEON** and **ROCHELLE SIMEON**, as joint tenants ("**Grantors**"), and **CHICAGO TRANSIT AUTHORITY**, a municipal corporation ("**Grantee**"). For and in consideration of the sum of One Hundred Sixty Thousand and No Dollars (\$160,000.00), and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantors REMISE, RELEASE, ALIENATE AND CONVEY to Grantee and its successors and assigns, FOREVER, all of Grantors' right, title and interest in and to the follow described real estate, situated in Cook County in the State of Illinois, known and described as follows:

THE WEST 1/2 OF LOT 2 AND ALL OF LOT 3 IN SHERMAN AND KRUTZ ROSELAND PARK ADDITION TO PULLMAN, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-21-217-002-0000

Commonly known as: 307 W. 113<sup>th</sup> 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 Grantors, either in law or equity, of, in and to the said Real Estate with the hereditaments and

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appurtenances; TO HAVE AND TO HOLD the said Real Estate, with the appurtenances, unto the Grantee and its successors, heirs, and assigns forever.

And the Grantors, for itself, and its successors, heirs, and assigns, does covenant, promise and agree, to and with the Grantee, its successors, heirs, and assigns, that Grantors 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 Grantors, 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. The release of the Grantors interests is not made under duress and upon signing this Deed and upon receipt of the compensation, Grantors release the Chicago Transit Authority from all claims related thereto.

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

GRANTORS:

Chauncey Simeon  
Chauncey Simeon

Rochelle Simeon  
Rochelle Simeon

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHAUNCEY SIMEON and ROCHELLE SIMEON whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act purposes therein set forth.

Given under my hand and notarial seal, this 17 day of April 2023.

[Signature]  
Notary Public



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## EXHIBIT A

### **Permitted Exceptions**

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

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