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WARRANTY DEED ILLINOIS STATUTORY



Doc# 2318813076 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2023 12:56 PM PG: 1 OF 3

THE GRANTOR(S)

TIFFANY TRAVIS, a single woman

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

TEXTAN LLC, an Illinois Limited Liability Company

of 4950 W Madison, Suite #1391, Skokie Illinois 60076, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

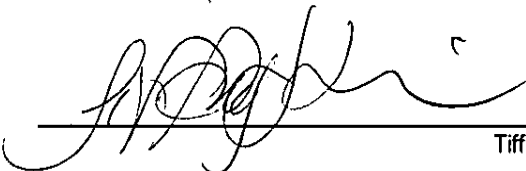
Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 25-20-103-039-0000&25-20-103-040-0000

Address(es) of Real Estate: 1306 W 111th Place, Chicago, IL 60643

Dated this 21 day of June, 2023.



Tiffany Travis

_____ 0

This property is not homestead as to the Grantor(s)

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STATE OF Illinois COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Tiffany Travis

personally known to me to be the same 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 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 official seal, this 21 day of June, 2023.



Barbara Ann Draey (Notary Public)

Prepared by:

Paul J. Montes II, Attorney at Law
1740 W 99th Street
Chicago, Illinois 60643

Mail to:

Textan LLC
4950 W Madison, Suite 1391
Skokie Illinois 60076

Name and Address of Taxpayer:

Textan LLC
4950 W Madison, Suite 1391
Skokie Illinois 60076

REAL ESTATE TRANSFER TAX		29-Jun-2023
CHICAGO:		1,087.50
CTA:		435.00
TOTAL:		1,522.50 *



25-20-103-039-0000 | 20230601655729 | 1-061-064-400
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Jun-2023
COUNTY:		72.50
ILLINOIS:		145.00
TOTAL:		217.50

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: LOT 45 IN BLOCK 2 IN GRIFFIN'S SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN STREET'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 46 IN BLOCK 2 IN GRIFFIN'S SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN STREET'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1306 W. 111th Place, Chicago, IL 60643
PIN# 25-20-103-039-0000 & 25-20-103-040-0000

Property of Cook County Clerk's Office