

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2318655092 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/05/2023 11:59 AM Pg: 1 of 2

Dec ID 20230501620392
ST/CO Stamp 0-472-680-144 ST Tax \$75.00 CO Tax \$37.50
City Stamp 0-246-122-192 City Tax: \$787.50

THIS INDENTURE WITNESSETH, that the Grantor(s), Rose Cole, as heir of Frederick Ezekial Cole II, deceased the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO,

El Cerrito Resale LLC, ^{FNC} 4245 W. Armitage, Chicago, IL 60639


the following described real estate, to-wit:

LOT 77 IN GARFIELD BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-14-309-034-0000
Property Address: 3920 West Polk Street, Chicago, IL 60624


Subject to the following restrictions; a) all taxes and special assessments, if any for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

FIDELITY NATIONAL TITLE OC23002631

REAL ESTATE TRANSFER TAX		12-Jun-2023
	CHICAGO:	562.50
	CTA:	225.00
	TOTAL:	787.50 *

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

REAL ESTATE TRANSFER TAX		12-Jun-2023
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50

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Warranty Deed

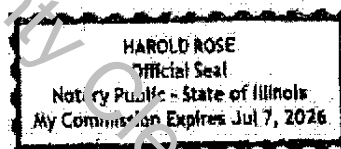
Dated this 8 Day of May, 2023.Rose Cole

Rose Cole, as heir of Frederick Ezekial Cole II, deceased

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Rose Cole, as heir of Frederick Ezekial Cole II, deceased, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 8 day of May, 2023.Harold Rose
Notary Public

This Instrument was prepared by:
Law Office of Erika C. Norton
15948 Woodlawn West Ave.
South Holland IL 60473

Future Tax Bills to:

EL Cerrito Rescue Inc
4245 W. Armitage
Chicago IL 60639

After recording return document to:

LAW OFFICE OF MONTY S. BOATRIGHT
4653 N. MILWAUKEE AVE
CHICAGO IL 60630