UNOFFICIAL COPY

Doc#. 2319110025 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/10/2023 10:28 AM Pg: 1 of 3

Dec ID 20230601652482

ST/CO Stamp 0-498-595-536 ST Tax \$277.00 CO Tax \$138.50

City Stamp 1-615-597-264 City Tax: \$2,908.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS Homes by MB LLC

(The Above Space for Recorder's Use Only)

THE GRANTOR Homes by MB LLC, a limited liability company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Fareeda Abdul-Hinton, a single warm, of 4631 South Langley Avenue, Chicago, IL 60653, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 25-01-130-049-0000

Property Address: 1841 E. 90th Street, Chicago, IL 60617

Hereby releasing and waiving all rights under and by virtue of the Homestead Excuption Laws of the State of 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 due and payable at the time of Closing.

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	CHICAGO:	2,077.50
	CTA:	831.00
	TOTAL:	2,908.50
25-01-130-049-0000	20230601652482	1-615-597-264
"Total does not include		

Old Republic Title 9601 Southwest Highway Oak Lawn, IL 60453

2319110025 Page: 2 of 3

Dated the 21st of June, 2023

Homes By MB LLC

McNicholas Misener, Manager

STATE OF ILLINOIS) SS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brynn McNicholas Misener of Homes by MB LLC personally known to me to be the same person whose name is substraibed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 sea, this

JULIA BRYJA Official Seal Notary Public - State of Illinois My Commission Expires Aug 13, 2025

THIS INSTRUMENT PREPARED BY Nicholas W. Ktenas Ktenas Law LLC 10750 W. 143rd St., Suite 52 Orland Park, IL 60462

MAIL TO:

Chicagoland Property Law LLC 5521 N. Cumberland Ave., Ste. 1120 Chicago, IL 60656

COUNTY: 138.50 LLINOIS: 277.00 TITAL: 415.50 25-01-130-049-0000 20230601652152

SEND SUBSEQUENT TAX BILLS TO:

Fareeda Abdul-Hinton 1841 **E.**90th Street Chicago, IL 60617

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EXHIBIT A LEGAL DESCRIPTION

LOT 9 (EXCEPT THE EAST 18 FEET) AND THE EAST 26 FEET OF LOT 10 IN GORDON E SLADES MEADOWHILL BEING A RESBUDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Proberty of County Clerk's Office