

UNOFFICIAL COPY

Doc#: 2320825024 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 09:46 AM Pg: 1 of 2

Dec ID 20230401605412
ST/CO Stamp 1-450-824-144 ST Tax \$165.00 CO Tax \$82.50
City Stamp 2-110-796-240 City Tax: \$1,864.70

WARRANTY DEED

Old Republic National Title
9601 South West Highway
Oak Lawn, IL 60453

File No: 23156526A

THIS INDENTURE WITNESSETH, that the Grantor, Urania Smith, a single woman, of 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 The Garfield Realty Group LLC, 20015 S. LaGrange Road, #1234, Frankfort, IL 60423, the following described real estate, to-wit:

LOT 6 IN FARR'S RESUBDIVISION OF LOTS 4, 5, AND 6 AND THAT PART OF LOT 7 LYING EAST OF WABASH AVENUE (EXCEPT THEREOF THE NORTH 33 FEET OF LOTS 4, 5, 6 AND 7 TAKEN FOR WIDENING 37TH STREET AND EXCEPT THE EAST 59.15 FEET OF SAID LOT 4, TAKEN FOR WIDENING MICHIGAN AVENUE) IN BROWN'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-34-328-025-0000

Address of Real Estate: 3725 S Wabash Ave, Chicago, IL 60653

Subject to the following restrictions: a) all taxes and special assessments for the year 2022, 2nd installment 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.

Dated this 25th Day of April, 2023

Urania Smith
Urania Smith

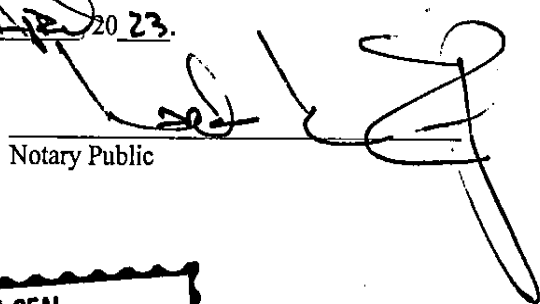
UNOFFICIAL COPY

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, Urania Smith, 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 25th day of APR 2023.




Notary Public



This Instrument was prepared by:
Investors Title Services LLC
122 West Main Street, 2nd Floor
West Dundee IL 60118



Mail to and Future Tax Bills to: ~~The Garfield Realty Group LLC, 20015 S. LaGrange Road, #1234, Frankfort, IL 60423~~

2327 MARSH COURT
FLOSSMOOR, IL 60422

REAL ESTATE TRANSFER TAX		21-JUL-2023
	CHICAGO:	1,237.50
	CTA:	495.00
	TOTAL:	1,732.50 *
17-34-328-025-0000 20230401605412 2-110-796-240		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-JUL-2023
	COUNTY:	82.50
	ILLINOIS:	165.00
	TOTAL:	247.50
17-34-328-025-0000 20230401605412 1-450-824-144		