

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory

MAIL TO:

Michael L. Ralph, Jr.
Ralph, Schwab & Schiever, Chtd.
3 Hawthorn Pkwy., Suite 200
Vernon Hills, IL 60061

NAME AND ADDRESS OF TAXPAYER:

Hannah E. Hart
4823 N. Nagle Ave.
Chicago, IL 60630

Doc#. 2321210127 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 01:34 PM Pg: 1 of 2

Dec ID 20230701671273
ST/CO Stamp 0-952-977-872 ST Tax \$30.00 CO Tax \$15.00
City Stamp 1-489-848-784 City Tax: \$315.00

RECORDER'S STAMP

THE GRANTOR, **NICHOLAS A. ADAMS**, an unmarried individual, nor a party to a civil union, of 418 N. Noble St., 4th Floor, Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **HANNAH E. HART**, an unmarried individual, nor a party to a civil union, of 4823 N. Nagle Ave., Chicago, County of Cook, State of Illinois, and grants all of his right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 2 in Stoltzer's Subdivision of the South 5 Acres of the West 20 Acres of the Southwest ¼ of the Southwest ¼ of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded August 15, 2019 as Document 1922706115, in Cook County, Illinois.

PIN: 13-08-315-025-0000


ADDRESS: 4823 N Nagle Ave., Chicago, IL 60630

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTOR

SUBJECT ONLY TO THE FOLLOWING, IF ANY: (i) General real estate taxes not yet due and payable; (ii) Special assessments confirmed after this contract date; (iii) Building, building line and use of occupancy restrictions, conditions and covenants of record; (iv) Zoning laws and ordinances; (v) Easements for public utilities; and (vi) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor, as aforesaid, hereunto sets his hand and seal this 31st day of May, 2023.



NICHOLAS A. ADAMS

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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **NICHOLAS A. ADAMS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her 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 31st day of May, 2023.

Stephanie Moore
Notary Public



NAME AND ADDRESS OF PREPARER AND MAIL TO:

Michael L. Ralph, Jr.
Ralph, Schwab & Schiever, Chtd.
3 Hawthorn Parkway
Suite 200
Vernon Hills, IL 60061

EXEMPT UNDER PROVISIONS OF PARAGRAPH ____, SECTION ____, REAL ESTATE TRANSFER ACT

DATE: _____, 2023

ATA / GMT Title Agency
175 E. Hawthorn Parkway, Suite 135
Vernon Hills, IL 60061
File # GMTACOM - JUL23

Signature of Buyer, Seller or Seller Representative