

UNOFFICIAL COPY

Doc#: 2321613192 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2023 11:59 AM Pg: 1 of 3

**THIS INSTRUMENT WAS
PREPARED BY:**

Law Offices of Cambi L. Cann, P.C.
4245 N. Knox Avenue
Chicago, Illinois 60641

Dec ID 20230701687434
ST/CO Stamp 2-035-018-192 ST Tax \$265.00 CO Tax \$132.50
City Stamp 0-961-276-368 City Tax: \$2,782.50

ATA / GMT Title Agency
1550 Spring Road, Suite 108
Oak Brook, IL 60523

File # 23879649-IL

Above Space for Recorder Use Only

WARRANTY DEED

THIS **WARRANTY DEED** is made as of this 1st day of August 2023 by **YVETTE HARPER**, a widow, having an address of 11402 S. Lothair Avenue, Chicago, Illinois 60643 ("**Grantor**") to **DANIEL CURTIS FAIR II**, a married man, having an address of 10317 S. Longwood, Chicago, Illinois 60643 ("**Grantee**"), not as tenants in common and not as joint tenants, but as tenants by the entirety.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE** and **CONVEY**, deed covenants, unto the Grantee, its successors and assigns, **FOREVER**, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "**Exhibit A**" attached hereto (hereinafter referred to as the "**Premises**"), together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **See Exhibit A attached hereto.**


TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted, are or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a single family residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and for tax years 2022 2nd installment and subsequent years which are not yet due and payable. Grantor, for itself, and its successors, does covenant, promise and agree, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantees, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise. Grantor hereby waives any and all claims of homestead.

[Signature Page, Notary and Legal Description Follows]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Warranty Deed the day and year first above written.

GRANTOR:



Yvette Harper

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **YVETTE HARPER**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3rd day of August, 2023.

NOTARY PUBLIC
My commission expires: _____

MAIL RECORDED DEED TO:

~~Jacob M. Eckberg, Attorney
2000 W. Galena
Aurora, Illinois 60502~~

MAIL RECORDED DEED TO +

MAIL SUBSEQUENT TAX BILLS TO:

Daniel Fair
11402 S. Lothair Avenue
Chicago, Illinois 60643



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EXHIBIT A

Legal Description

THE NORTH 1/3 OF LOT 5 IN THE RESUBDIVISION OF LOTS 1 TO 10 AND 17 TO 24, ALL INCLUSIVE IN BLOCK "G" IN MORGAN PARK, WASHINGTON HEIGHTS, IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 11402 S. Lothair Avenue, Chicago, Illinois 60643
PIN: 25-19-111 037-0000

Property of Cook County Clerk's Office