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WARRANTY DEED ILLINOIS STATUTORY Doc#. 2322640144 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/14/2023 03:11 PM Pg: 1 of 3

Dec ID 20230701676289

ST/CO Stamp 0-414-218-704 ST Tax \$625.00 CO Tax \$312.50

City Stamp 1-310-505-424 City Tax: \$6,562.50

(The Above Space for Recorder's Use Only)

THE GRANTOR James J. Sanders, a Single person, 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 Chastity Blackwell, as Trustee of the Chastity Blackwell Revocable Trust, of 444 βείσει 4 12 Chitaρτιουν, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number(s): 14-17-115-039-1003

Property Address: 4506 North Beacon Street Unit 3, Chicago, IL 60640

SUBJECT TO: Covenants, conditions and restrictions of record, utility casements and general taxes for the year 2022 and subsequent years including taxes which hay accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20 day of 30, 2023.

(Seal)

Xames J. Sanders

11-Aug-2023 REAL ESTATE TRANSFER TAX CHICAGO: 4,687.50 CTA: 1,875.00 TOTAL: 6,562.50 *

14-17-115-039-1003 20230701676289 1-310-505-424 Total does not include any applicable penalty or interest due.

AL ESTATE	TRANSFER	TAX	(11-Aug-2023	
		COUNTY:	312.50	
5		ILLINOIS:	525.00	
		TOTAL:	937.50	
14-17-115	-039-1003	120230701676289	0-414-218-704	

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STATE OF	IL)
COUNTY O	F COOK) SS)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James J. Sanders 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 they signed, sealed and delivered in the instrument as 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 day of July, 20

OFFICIAL SEAL
FELICIA N DUQUE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/31/202

Notary Public

TRUSTEE ACCEPTANCE

The Grantee, Chastity Blackwell, as Trustee of under the provisions of the the Chastity Blackwell

Revocable Trust, hereby acknowled ses and accepts this conveyance into the said Trust.

Chastity Blackwell, as Trustee of under the Chastity Blackwell

Revocable Trust 1/A/D July 11, 2(2)

THIS INSTRUMENT PREPARED BY Drost, Kivlahan, McMahon & O'Connor, LLC 11 S. Dunton Avenue Arlington Heights, IL 60005

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Duffy Law LLC 195 North Harbor Drive Unit 5309 Chicago, IL 60601

Chastity Blackwell, as Trustee of the Chastity Blackwell Revocable Trust 4506 North Beacon Street Unit 3 Chicago, IL 60640

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Exhibit A

UNIT #3 IN THE JOAN CONDOMINIUMS ON LOT TWO HUNDRED FIFTY ONE (251) (EXCEPT THE SOUTH TEN (10) FEET THEREOF) IN THE RESUBDIVISION OF LOTS TWO HUNDRED FORTY NINE (249), TWO HUNDRED FIFTY (250) AND TWO HUNDRED AND FIFTY ONE (251) IN SHERIDAN DRIVE SUBDIVISION BEING A SUBDIVISION OF THE NORTH THREE QUARTERS (3/4) OF THE EAST HALF (1/2) OF THE NORTH WEST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF THE WEST HALF (1/2) OF SAID NORTH WEST QUARTER (1/4) SECTION WHICH LIES NORTH OF THE SOUTH EIGHT HUNDRED (800) FEET THEREOF AND EAST OF GREEN BAY ROAD IN COOK COUNTY, ILLINOIS, WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM AND RECORDED AS DOCUMENT NUMBER 1229639107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON LEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-17-115-039-1003

For Informational Purposes only: 4506 North Bracon Street, Unit 3, Chicago, IL 60640