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WARRANTY DEED
ILLINOIS STATUTORY

GIT 410761339 (40) Doc#. 2322906094 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/17/2023 02:08 PM Pg: 1 of 2

Dec ID 20230801600483

ST/CO Stamp 1-279-804-880 ST Tax \$275.00 CO Tax \$137.50

City Stamp 0-703-219-152 City Tax: \$2,887.50

THE GRANTORS, <u>LYDIA E. PEDMOND</u>, <u>SINGLE</u> of the COUNTY OF <u>COOK</u>, STATE OF <u>ILLINOIS</u>, for and consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT TO

a single person

ANJELICA L. ALLEN, of 7100 South Shore Dr., Apt. 81 , Chicago, IL 60649 the following described Real Estate situated in the County of Cook. in the State of Illinois, to wit:

THE NORTH 38.5 FEET OF LOT 15, THE NORTH 38.5 FEET OF LOT 16 IN HIGH RIDGE, BEING A SUBDIVISION OF LOTS 41 TO 52 IN THE 4TH DIVISION, OF SOUT'S SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, PANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 OF DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 30, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 7418 South Kingston Avenue Chicago, IL 60649

Permanent Real Estate Index Number(s) 21-30-116-021-0000

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Granter hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX		16-Aug-2023
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *

21-30-116-021-0000 | 20230801600483 | 0-703-219-152

^{*} Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER	TAX	16-Aug-2023
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
21-30-116-021-0000	20230801600483 1-	279-804-880

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IN WITNESS WHEREOF, Grantor(s), has hereunto set hand and seal the day and year first above

written. Dated This 1 Day of Avoyus	1, 2024
LYDÍA E. REDMOND	
STATE OF ILLINOIS)	
COUNTY OF COOK	
that, <u>LYDIA E. REDMOND</u> personally known to subscribed to the foregoing instrument, appeared respectively.	nid County, in the State aforesaid, do hereby certify me to be the same person(s) whose name(s) are fore me this day in person, and acknowledged that the suc'. Grantor for the uses and purposes therein set forth
Given under my hand and official seal, this \ \	day of 100 00 05 1 , 20 24
Commission expires March 22,2025	
	Strautel Graveric NOTARY PUBLIC
SHANTELL GARCIA NOTARY PUBLIC - ARIZONA Maricopa County Commission # 599442 My Commission Expires March 22, 2025	T'S OFFICE
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Ari Sritana	Anjelica Allen
33 North Dearborn Street	7418 South Kingston Avenue
Suite 100	Chicago, IL 60649
Chicago, IL 60602	