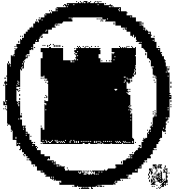


UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Chicago Title / RM

236500550030P

(1827)

Doc#: 2323013309 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2023 03:12 PM Pg: 1 of 2

Dec ID 20230801697169
ST/CO Stamp 0-371-230-160 ST Tax \$70.00 CO Tax \$35.00

THE GRANTOR, Gail S. Smith, as independent Executor of the Estate of Jewel A. Bingham, of the Village of Hazel Crest, County of Cook, State of Illinois, pursuant to the authority granted to the Executor in the proceeding pending in the Circuit Court of Cook County, Illinois, Case No. 2023 P 003668, for and in consideration of SIXTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$69,900.00), in hand paid, conveys and warrants to Massan Kwaku, 14635 Greenwood, Dolton, IL, 60419, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

* A MARRIED WOMAN

UNIT NO. B-1 IN MARTHA'S PARK CONDOMINIUM BUILDING NO. 3, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 8 IN MARTHA'S PARK, BEING A SUBDIVISION OF THE SOUTH 907 FEET OF THE EAST 645 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY PULLMAN BANK AND TRUST COMPANY, AS TRUSTEE KNOWN AS TRUST NO. 71-81199 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22451536, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023

Permanent Real Estate Index Number(s): 28-25-117-025-1009

Address of Real Estate: 3014 W 171ST ST, 1B, Hazel Crest, IL, 60429

Cook County Clerk's Office

UNOFFICIAL COPY

Dated this 7th day of August, 2023

Gail S. Smith
Gail S. Smith, Independent Executor
Estate of Jewel A. Bingham

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gail S. Smith, as Independent executor of the Estate of Jewel A. Bingham, personally known to me to be the 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 said instrument as her free and voluntary act, as Executor aforesaid, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of August, 2023

Claire L. Smith
(Notary Public)

Prepared By:
Christopher, Cummings, 2024 Hickory Road, Suite 205, Homewood, 60430



Mall To:
MASSAN KWAKU
20070 Lake Lynwood Dr
Lynwood IL 60411
Name and Address of Taxpayer:
Massan Kwaku
20070 LAKE LYNWOOD DR
LYNWOOD IL 60411

Notary of Cook County Clerk's Office