

# UNOFFICIAL COPY

Doc#: 2324840008 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/05/2023 09:52 AM Pg: 1 of 2

## WARRANTY DEED Statutory (Illinois)

Dec ID 20230801607601  
ST/CO Stamp 1-258-247-632 ST Tax \$167.00 CO Tax \$83.50

MAIL TO: Daphne Abo  
15111 Cottage Grove Ave  
Dolton, IL 60419  
Name & Address of Taxpayer  
Daphne Abo  
15111 Cottage Grove Ave  
Dolton, IL 60419

**THE GRANTOR STRATA TRUST COMPANY, AS CUSTODIAN FBO CHAD ROBERT IRA 201633136**, for and in consideration of TEN AND NO/100----- DOLLARS and other good and valuable considerations in hand paid.

**CONVEYS AND WARRANTS TO: DAPHNE ABO** of 12635 S. Eggleston Ave., City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

LOT 6 (EXCEPT THE NORTH 8 FEET) AND THE NORTH 24 FEET OF LOT 7 AND THE VACATED ALLEY LYING EAST AND ADJOINING IN BLOCK 2 IN SIBLEY COTTAGE GROVE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOT 12 IN BERNHARD ENGEL S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD) AND THE SOUTHEAST 1/4 (EXCEPT THE SOUTHWEST 1/4) OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any; and general real estate taxes for the years 2023 and subsequent years;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold, forever.

Chicago Title  
2365C1522320W  
10f3

Permanent Index Number 29-11-301-028-0000

Address of Property 15111 COTTAGE GROVE AVE. DOLTON, IL 60419

# UNOFFICIAL COPY

DATED this 22 day of August, 2023.

(SEAL)

READ AND APPROVED BY CHAD ROBERT



STATE OF Arizona )  
 ) SS  
COUNTY OF Maricopa )

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHAD ROBERT, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 22 day of August 2023

Sharon Hunnicutt  
NOTARY PUBLIC

DATED this 24 day of Aug., 2023.

(SEAL)

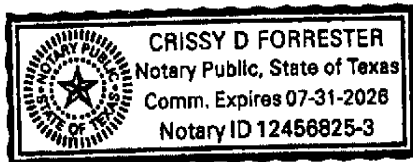
STRATA TRUST COMPANY,  
CUSTODIAN FBO CHAD ROBERT  
IRA 201633136

STATE OF IL )  
 ) SS  
COUNTY OF McHenry )

VILLAGE OF DOLTON  
WATER / REAL PROPERTY / TRANSFER TAX No. 26474  
ADDRESS 1511 Cottage Grove  
ISSUE 6-28-23 EXPIRED 9-28-22  
AMT 50.00  
TYPE Warranty  
VILLAGE CONTROLLER

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STRATA TRUST COMPANY, CUSTODIAN FBO CHAD ROBERT, IRA 201633136, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 24<sup>th</sup> day of August



Crissy D Forrester  
NOTARY PUBLIC

SHARON A. ZOGAS & ASSOCIATES, LTD.  
10020 South Western Avenue  
Chicago, IL 60643