

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

PROPERTY IDENTIFICATION NUMBER:

32-11-205-013-0000

MAIL RECORDED DEED TO:

LATONYA^{Nr} JOHNSON

332 SOUTH DANTE AVENUE

GLENWOOD, ILLINOIS 60425

FIDELITY NATIONAL TITLE
OC23014732

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT

NOW COMES THE GRANTOR, OWNING A 100% INTEREST BASED ON DOC#1616929080):

GRANTOR: SHANTEL L. KENDRICK (a MARRIED WOMAN)

of 332 SOUTH DANTE AVENUE, IN GLENWOOD, ILLINOIS 60425, in BLOOM TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on this THIRTEETH DAY OF AUGUST IN THE YEAR 2023 to the following GRANTEE for whom the **FUTURE TAX BILL SHOULD BE MAILED TO:**

GRANTEE: LATONYA^{Nr} JOHNSON (an UNMARRIED WOMAN)

of 332 SOUTH DANTE AVENUE, IN GLENWOOD, ILLINOIS 60425, in BLOOM TOWNSHIP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESSES:

332 SOUTH DANTE AVENUE, IN GLENWOOD, ILLINOIS 60425, in BLOOM TOWNSHIP

PROPERTY INDEX NUMBERS:

32-11-205-013-0000

LEGAL DESCRIPTION: SEE ATTACHED PAGE THREE (3)

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473

PAGE 1 OF 3 including LEGAL DESCRIPTION

Doc#: 2325116029 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2023 11:09 AM Pg: 1 of 4

Dec ID 20230801613453
ST/CO Stamp 0-458-413-520 ST Tax \$235.00 CO Tax \$117.50

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2
FURTHERMORE, THIS WARRANTY DEED CONVEYS THE 100% INTEREST IN FEE SIMPLE OWNED BY SHANTEL L. KENDRICK, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON JUNE 15TH, 2016 AND RECORDED ON JUNE 17TH, 2016 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 1616929080.

Finally, the GRANTOR: SHANTEL L. KENDRICK (A MARRIED WOMAN) does now hereby WAIVE & RELEASE ALL RIGHTS TO HER 100% INTEREST and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, LATONYA JOHNSON (AN UNMARRIED WOMAN), LOCATED AT 332 S. DANTE AVENUE, IN GLENWOOD, ILLINOIS 60425 in FEE SIMPLE. Also, this WARRANTY DEED PURSUANT TO §765 ILCS 5/9 and is SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 and the CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION, as well as ANY RESPECTIVE ORDINANCE REQUIRED BY THE VILLAGE OF GLENWOOD, AND FOR THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.

[Handwritten Signature]

8/30/2023

GRANTOR: SHANTEL L. KENDRICK (OWNER OF RECORD)

DATE SIGNED ABOVE:

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



THE LAW OFFICES OF MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, ATTORNEY MARIO A. REED, ESQ. A NOTARY PUBLIC in the STATE OF ILLINOIS while in the COUNTY OF COOK do hereby swear and affirm that SHANTEL L. KENDRICK appeared before me on THE ABOVE-INDICATED DATE and affixed her respective signature to the foregoing WARRANTY DEED under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP BELOW:

[Handwritten Signature]
NOTARY PUBLIC SIGNATURE ABOVE:



UNOFFICIAL COPY**ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3****ATTACHED LEGAL DESCRIPTION**

LOT THREE-HUNDRED FORTY-FIVE (345) IN BROOKWOOD POINT NO. FIVE (5), BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) AND PART OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION ELEVEN (11), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & VILLAGE OF GLENWOOD TRANSFER TAX STAMPS

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REAL ESTATE TRANSFER TAX

30-Aug-2023



COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

32-11-205-013-0000

| 20230801613453 | 0-458-413-520

Property of Cook County Clerk's Office