

UNOFFICIAL COPY

410752746S 1/2
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2325413634 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 03:34 PM Pg: 1 of 3

Dec ID 20230801607967
ST/CO Stamp 1-800-156-624 ST Tax \$210.00 CO Tax \$105.00
City Stamp 1-547-941-328 City Tax: \$2,205.00

After recording mail to:

Antonia L. Mills, Esq.
1343 W. Irving Park Rd.
Suite 13322
Chicago, IL 60613

GIT

Mail Subsequent Tax Bills to:

Nadia Wilkins
721 E. 75th Street
Chicago, IL 60619

* unmarried

THE GRANTORS, **JOHN BROOKS**, single and not married, as to Parcel 1 and **JUTY CONSTRUCTION AND DEVELOPMENT LLC**, an Illinois limited liability company, as to Parcel 2 of 721 E. 75th Street, Chicago, Illinois 60619 for and in consideration of TEN & No/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **NADIA WILKINS** ("Grantee"), of 721 E. 75th St. Chicago, IL 60619, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 3 AND 4 IN BLOCK 2 IN WAKEFORD 8TH ADDITION, BEING CHARLES M TAINTOR'S SUBDIVISION OF BLOCK 2 OF WAKEMAN'S SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (PIN): 20-27-406-005-0000

Address of Real Estate: 717 E. 75TH STREET, CHICAGO, ILLINOIS 60619

PARCEL 2: LOT 2 IN WAKEFORD'S EIGHTH ADDITION, BEING TAINTOR'S SUBDIVISION OF BLOCK 2 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (PIN): 20-27-406-006-0000

Address of Real Estate: 721 E. 75TH STREET, CHICAGO, ILLINOIS 60619

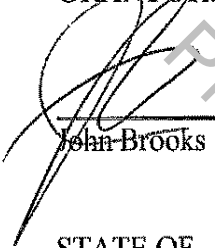
SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; if any, provided they do not interfere with the current use and enjoyment of the Real Estate; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable.

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

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed as of this 25th day of August, 2023.

GRANTOR:



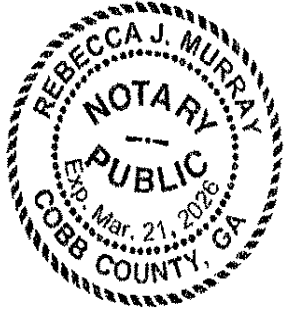
John Brooks

STATE OF GA)

COUNTY OF WCB)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Brooks, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 25th day of August, 2023.







NOTARY PUBLIC

My Commission Expires: 3-21-2026

REAL ESTATE TRANSFER TAX		31-Aug-2023
	CHICAGO:	1,575.00
	CTA:	630.00
	TOTAL:	2,205.00

20-27-406-005-0000 | 20230801607967 | 1-547-941-328
* Total does not include any applicable penalty or interest due.

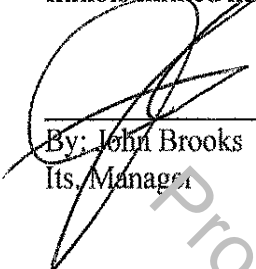
REAL ESTATE TRANSFER TAX		31-Aug-2023
	COUNTY:	105.00
	ILLINOIS:	210.00
	TOTAL:	315.00

20-27-406-005-0000 | 20230801607967 | 1-800-156-624

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GRANTOR:

**JUTY CONSTRUCTION
AND DEVELOPMENT LLC**, an
Illinois limited liability company

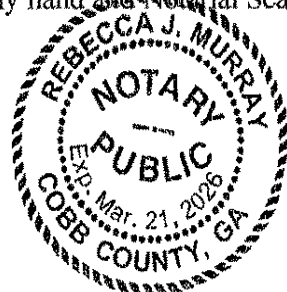


By: John Brooks
Its Manager

STATE OF GA)
) ss.
COUNTY OF COB)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that John Brooks, as Manager of JUTY CONSTRUCTION AND
DEVELOPMENT LLC, an Illinois limited liability company, personally known to me to be the
same persons whose names are subscribed to the foregoing instrument in as such capacity,
appeared before me this day in person, and acknowledged that he signed, sealed and delivered
the said instrument as his free and voluntary act and as the free and voluntary act of said entity,
for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of August, 2023.



Rebecca J. Murray
NOTARY PUBLIC

My Commission Expires: 3-21-2026

This instrument prepared by:

Arthur H. Evans
Saul Ewing LLP
161 N. Clark Street, Suite 4200
Chicago, Illinois 60601