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Doc# 2325713023 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 08:15 AM Pg: 1 of 3

Dec ID 20230701677712
ST/CO Stamp 1-025-084-880 ST Tax \$245.00 CO Tax \$122.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR

STAGE THREE ENTERPRISE CORP, an
Illinois Corporation
P.O. BOX 1012
Chicago, IL 60615

(The Above Space for Recorder's Use Only)

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Stephanie Justin, of 560 Mackinaw Avenue, Calumet City, IL 60409, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

an unmarried woman


SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 29-12-402-013-0000

Property Address: 499 Crandon Ave., Calumet City, IL 60409

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

REAL ESTATE TRANSFER TAX
656218/14/23

Calumet City • City of Homes \$ 980.00

REAL ESTATE TRANSFER TAX
656228/14/23

Calumet City • City of Homes \$ 980.00

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Dated this 21st day of July, 2023.

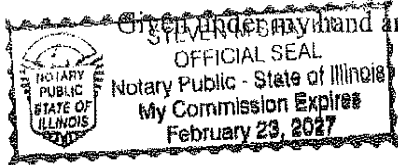
[Signature] (Seal)

Kenneth Ray, President of STAGE
THREE ENTERPRISE CORP, an
Illinois Corporation

_____ (Seal)

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kenneth Ray personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 21st day of July, 2023.

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Steven M. Shaykin, P.C.
5105 Tollview Drive, Suite 265
Rolling Meadows, IL 60008

MAIL TO:

The Law Office of Sean Brown, LLC
111 West Jackson Boulevard
Ste. 1700
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Stephanie Justin
499 Crandon Ave.
Calumet City, IL 60409

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EXHIBIT A
LEGAL DESCRIPTION

LOT 13 IN BLOCK 2 IN G. FRANK CROISSANT'S SHADOW LANE, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE MICHIGAN CITY ROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office