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Doc#: 2326446164 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 03:44 PM Pg: 1 of 2

WARRANTY DEED

Mail Tax Bill To:

Robert A. Perkins
8227 S. Winchester Avenue
Chicago, IL 60620

Dec ID 20230901624288
ST/CO Stamp 1-892-089-296 ST Tax \$170.00 CO Tax \$85.00
City Stamp 0-828-571-088 City Tax: \$1,785.00

Mail Recorded Deed To:

Attorney Stuart Spiegel

134 N. Caselle
#1040
Chicago, IL 60602

(Above Space for Recorder's Use Only)

THE GRANTORS, **Lawanda Miller, married to Hakim Eggleston**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to **Robert A. Perkins**, a single person, of 7121 S. Wolcott Avenue, Chicago IL 60636 all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 35 (EXCEPT THE SOUTH 12.5 FEET THEREOF) AND SOUTH 18.75 FEET OF LOT 36 IN BLOCK 14 IN BAIRD AND ROWLANDS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

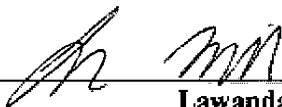
Property Index Number(s): 20-31-225-053-0000

Address of Real Estate: 8227 S. Winchester Avenue, Chicago, IL 60620

Subject, however, to the general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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


DATED this 14 day of September, 2023.



Lawanda Miller





Hakim Eggleston

REAL ESTATE TRANSFER TAX	21-Sep-2023
 CHICAGO:	1,275.00
CTA:	510.00
TOTAL:	1,785.00 *

20-31-225-053-0000 | 20230901624288 | 0-828-571-088

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	21-Sep-2023
 COUNTY:	85.00
 ILLINOIS:	170.00
TOTAL:	255.00

20-31-225-053-0000 | 20230901624288 | 1-892-089-296

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STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Lawanda Miller and Hakim Eggleston**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as their 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 14 day of September, 2023.



RJ

 Notary Public

Prepared By:
 Attorney Rick Johnson
 Law Office of Rick Johnson
 1260 Iroquois Avenue, Suite 202
 Naperville, IL 60563
