

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR(S),

DOLORES TRUSS, a single person, as Sole Owner, of 1629 E. 91st Pl., Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Kenneth Graves, a SINGLE person, the following Described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 2328549102 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/12/2023 03:35 PM Pg: 1 of 3

Dec ID 20231001643369

ST/CO Stamp 0-182-612-944 ST Tax \$270.00 CO Tax \$135.00

City Stamp 0-172-651-472 City Tax: \$2,835.00

THE WEST 40 FEET OF THE EAST 280 FEET OF THE NORTH 1/2 OF BLOCK 2 IN STONY ISLAND HEIGHTS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO THE FOLLOWING:

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 releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as SOLE OWNER forever.

Permanent Index Number: 25-01-302-021-0000

Commonly Known As: 1629 E. 91st Pl. Chicago, IL 60617

DATED THIS 12th DAY OF September, 2023.

Dolores Truss, by Donald Hobbs as agent
DOLORES TRUSS

SC23015082
FIDELITY NATIONAL
TITLE

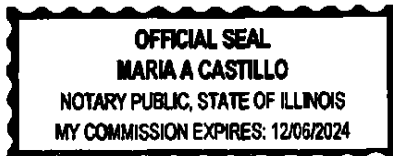
STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DOLORES TRUSS**, a single person, known to me to be the same persons whose name is 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.

** by Donald Hobbs as agent*

Given under my hand and official seal this day 12th of September 2023.

Maria A Castillo Notary Public



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PREPARED BY: Kessler & Keirnan, PC, 3255 N. Arlington Heights Road, Suite 501, Arlington Heights, IL 60004

MAIL TO: Brian Nix, Esq., 161 N. Clark, Ste. 1700, Chicago, IL 60601

GRANTEE AND TAXES TO: Kenneth Graves 1629 E 91st PL Chicago IL 60617

LEGAL DESCRIPTION OF THE PROPERTY CONVEYED IN THIS DEED IS AS FOLLOWS:

THE WEST 40 FEET OF THE EAST 280 FEET OF THE NORTH 1/2 OF BLOCK 2 IN STONY ISLAND HEIGHTS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

10-Oct-2023



COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

25-01-302-021-0000

| 20231001643369 | 0-182-612-944

REAL ESTATE TRANSFER TAX

10-Oct-2023



CHICAGO:	2,025.00
CTA:	810.00
TOTAL:	2,835.00 *

25-01-302-021-0000 | 20231001643369 | 0-172-651-472

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

Property of Cook County Clerk's Office