

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

772295 ³/₄
Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602



Doc# 2329134055 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/18/2023 01:51 PM PG: 1 OF 5

THE GRANTOR(S)

KELLY E. RICHARDSON, A SINGLE WOMAN ✓

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

1867 BISON HOLDINGS & TOWNSEL INVESTMENTS, LLC ✓ INC. ✓

of 1117 N. LEAVITT, FLOSSMOOR, IL, of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to 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; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 25-03-108-030-0000 ✓

Address(es) of Real Estate: 8828 S Indiana Ave., Chicago, IL 60619 ✓

Dated this 10 day of AUGUST, 2023.

Kelly E. Richardson

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SC Y
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INT

UNOFFICIAL COPYSTATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Kelly E. Richardson

personally known to me to be the same person(s) whose name(s) 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 official seal, this 10 day of August, 2023.[Signature] (Notary Public)

Prepared by:

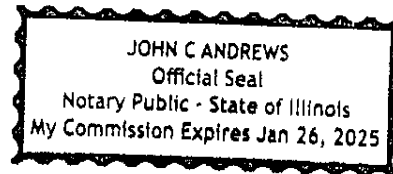
The HarLaw Group
20 N. CLARK ST, STE 3300
CHICAGO, IL 60602

Mail to:

CORNERSTONE CLOSINGS LLC
7925 W. 103RD STREET, #1A
PALOS, HILLS, IL 60465

Name and Address of Taxpayer:

1867 BISON HOLDINGS & TOWNSEL INVESTMENTS
1117 N. LEAVITT, STE 205
FLOSSMOOR, IL 60422



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File No: 772295

EXHIBIT "A"

LOT 231, IN GARDEN HOMES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-03-108-030-0000(A)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

29-Sep-2023



CHICAGO:

1,068.75

CTA:

427.50

TOTAL:

1,496.25*

25-03-108-030-0000 | 20230701682984 | 0-994-911-184

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

29-Sep-2023



COUNTY:

71.25

ILLINOIS:

142.50

TOTAL:

213.75

25-03-108-030-0000

20230701682984

1-136-337-872

Property of Cook County Clerk's Office