

UNOFFICIAL COPY

Doc#: 2330306142 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/30/2023 11:48 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20231001649812
ST/CO Stamp 0-641-182-672 ST Tax \$174.00 CO Tax \$87.00
City Stamp 0-438-660-048 City Tax: \$1,827.00

FIRST AMERICAN TITLE

FILE #
Preparer File: AF1037851
FATIC No.: AF1037851

THE GRANTOR(S) Carnice Carey widowed, of the City of Henderson, County of Clark, State of NV for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to T & A Investments LLC, an Illinois limited liability company, with its principal office in Burr Ridge, Illinois, 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

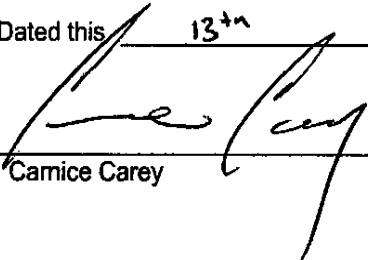
SUBJECT TO: covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable

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): 25-01-230-041-0000

Address(es) of Real Estate: 9017 S Crandon Avenue, Chicago, Illinois 60617

Dated this 13th day of October, 2023


Carnice Carey




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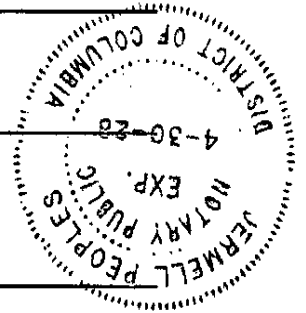
STATE OF ^{Washington DC} ~~ILLINOIS~~, COUNTY OF District of Columbia SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carnice Carey, 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 she signed, sealed and delivered the said instrument as her 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 13th day of October, 2023.



Notary Public



Prepared by:
Roderick D. Thomas
1444 North Farnsworth Avenue Suite 100
Aurora, IL 60505

Mail to:
T & A Investments LLC
407 Ambriance Dr
Burr Ridge, IL 60527

Name and Address of Taxpayer:
T & A Investments LLC
407 Ambriance Dr
Burr Ridge, IL 60527



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 35 AND THE NORTH 7.5 FEET OF LOT 34 OF BLOCK 2 IN KROEBER AND FULLEM'S FIRST ADDITION TO SOUTH SHORE GARDENS, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #s: 25-01-230-041-0000 (Vol. 279) and 25-01-230-041-0000

Property Address: 9017 S Crandon Ave, Chicago, Illinois 60617

Property of Cook County Clerk's Office