

UNOFFICIAL COPY

Doc#: 2332013663 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2023 01:21 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20231101671831
ST/CO Stamp 1-347-948-496 ST Tax \$310.00 CO Tax \$155.00
City Stamp 1-379-602-384 City Tax: \$3,255.00

Above Space for Recorder's Use Only


THE GRANTOR(S) Tehpay Properties, LLC, by Yaphet Davis as President, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Dexter Oliver a single person of 3628 West 79th Place ,Chicago,Illinois, 60652 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 25-22-114-037-0000

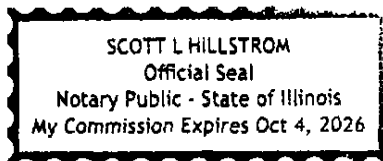
Address(es) of Real Estate: 11314 S Prairie Ave Chicago Illinois 60628

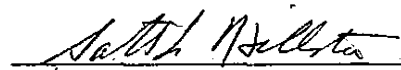
The date of this deed of conveyance is dated this 13TH day of NOVEMBER, 2023.


Tehpay Properties, LLC by Yaphet Davis

State of ILLINOIS, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yaphet Davis personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 dated this 13TH day of NOVEMBER, 2023.




Notary Public

Fidelity National Title

0023013493
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LEGAL DESCRIPTION

For the premises commonly known as: 11314 S Prairie Ave
Chicago, Illinois 60628

Legal Description:

THE NORTH 20 FEET 6 INCHES OF LOT 2 AND THE SOUTH 10 FEET OF LOT 1 IN BLOCK 2 IN WILLIAM C. WOOD'S 2ND PALMER PARK ADDITION, BEING A SUBDIVISION OF THE EAST 191 FEET OF THE WEST 332.3 FEET OF BLOCK 4 IN PULLMAN PARK ADDITION TO PULLMAN IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22 TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by: Hillstrom & Hillstrom 7326 Choctaw Rd Palos Heights, IL 60463 <i>Scott Hillstrom</i></p>	<p>Send subsequent tax bills to: Dexter Oliver 3628 West 79th Place Chicago, Illinois 60652</p>	<p>Mail recorded document to: Dexter Oliver 3628 West 79th Place Chicago, Illinois 60652</p>
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REAL ESTATE TRANSFER TAX

14-Nov-2023



COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00

25-22-114-037-0000

| 20231101671831 | 1-347-948-496

REAL ESTATE TRANSFER TAX

14-Nov-2023



CHICAGO:	2,325.00
CTA:	930.00
TOTAL:	3,255.00 *

25-22-114-037-0000 | 20231101671831 | 1-379-602-384

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

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