

# UNOFFICIAL COPY

41078632 (1/2)

WARRANTY DEED  
Statutory (ILLINOIS)

Doc#: 2333933581 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/05/2023 04:14 PM Pg: 1 of 3

Dec ID 20231101680640  
ST/CO Stamp 1-185-234-896 ST Tax \$335.00 CO Tax \$167.50

**THIS DOCUMENT PREPARED BY:**

Paul J. Ochmanek, Esq.  
640 N La Salle Drive, Ste 495  
Chicago, IL 60654-3781

MARRIED TO

THE GRANTOR(S), **THE GRANTOR(S), PHILIPPE S MOORE, and AJA MOORE as tenants in common with AJA MOORE (signing only to waive homestead property rights) of 1821 TERRACE RD, HOMEWOOD, IL 60430**, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to GRANTEES, **LARRYL UPCHURCH JR. AND DIANA NESBITT**, as Joint tenants the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PINS: 32-06-402-059-0000

Address of Real Estate: 1821 TERRACE RD, HOMEWOOD, IL 60430

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: 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.

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IN WITNESS WHEREOF, said Grantors, **PHILIPPE S. MOORE and AJA MOORE**, have caused their name to be signed to this Warranty Deed as of this 21 day of November, 2023.

Philippe Moore  
**PHILIPPE S. MOORE** DATE 21 November 2023

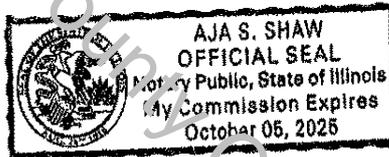
AJA Moore  
**AJA MOORE** DATE 11/21/2023

STATE OF IL ) SS.  
COUNTY OF COOK

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **PHILIPPE S. MOORE and AJA MOORE**, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21<sup>st</sup> day of November, 2023.

AJA S. Shaw  
NOTARY PUBLIC  
My commission expires: 10/05/25



REAL ESTATE TRANSFER TAX		01-Dec-2023
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50

32-06-402-059-0000 | 20231101680640 | 1-185-234-896

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## EXHIBIT A

### LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

LOT 2 IN MINER S SUBDIVISION OF LOT 46 IN P. REUTER AND COMPANY S IDLEWILD TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commitment File No.: #23GND736068RM

*GIT File # 41078652*

For Informational Purposes Only:

PINS: 32-06-402-059-0000

Address of Real Estate: 1821 TERRACE RD, HOMEWOOD, IL 60430

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MAIL AFTER RECORDING TO:

*Darryl Upchurch Jr.  
1821 Terrace Rd  
Homewood, IL 60430*

MAIL TAX BILLS TO:

*Darryl Upchurch Jr.  
1821 Terrace Rd  
Homewood IL 60430*