

# UNOFFICIAL COPY

Doc#: 2334033342 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/06/2023 01:59 PM Pg: 1 of 5

Dec ID 20231201686384  
ST/CO Stamp 1-486-061-520 ST Tax \$215.00 CO Tax \$107.50  
City Stamp 2-146-287-568 City Tax: \$2,257.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Erica Scott  
15350 Tullgean Dr  
Milton, GA 30004

(The Above Space for Recorder's Use Only)

THE GRANTOR Erica Scott, of 15350 Tullgean Dr., Milton, GA 30004 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Holly White, of 1583 Wentworth Avenue, Calumet City, IL 60409, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 25-08-104-019-0000

Property Address: 1417 West 97th Street, Chicago, IL 60643

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

**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.

Dated this 10<sup>th</sup> day of November, 2023.

Erica Scott

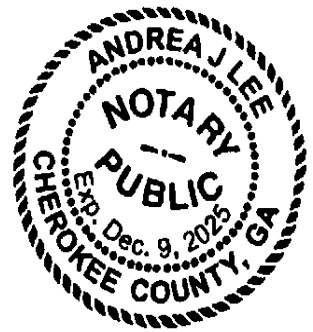
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STATE OF Georgia )  
 ) SS,  
COUNTY OF Fulton )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erica Scott personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the 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 notarial seal, this 16 day of November, 2023.

Andrea J. Lee  
Notary Public



THIS INSTRUMENT PREPARED BY  
Arthur Szczypta  
KS Law Group, LLC  
7153 W. Belmont Ave.  
Chicago, IL 60634

MAIL TO:

Holly White  
~~Musatafa Kurnat~~  
1417 West 97th St  
Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:

Holly White  
1417 West 97th Street  
Chicago, IL 60643

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The West 41.61 feet of Lot 12 in Block 3 in Hilliard and Dobbins First Addition to Washington Heights, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 7 and the Northwest 1/4 of Section 8, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:**

25-08-104-019-0000  
1417 W. 97th St, Chicago, IL 60643

Property of Cook County Clerk's Office

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<b>CHICAGO:</b>	1,612.50
<b>CTA:</b>	645.00
<b>TOTAL:</b>	2,257.50 *

25-08-104-019-0000 20231201686384 | 2-146-287-568  
Total does not include any applicable penalty or interest due.

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	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50
25-08-104-019-0000	20231201686384	1-486-061-520