

UNOFFICIAL COPY



Doc# 2334610016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2023 12:43 PM PG: 1 OF 2

WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

1062
23-153705

THE GRANTORS, GUILLERMO VILLA and NILVIA VILLA, a married couple, 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 consideration in hand paid, CONVEY and WARRANT to the GRANTEE, ~~XXXXXXXXXXXXXXXXXXXX~~, a single person, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*DERICK ISAAC LAMPTEY

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

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2022 and subsequent years; and

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

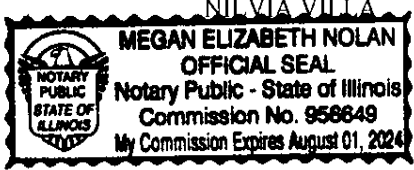
Permanent Real Estate Index Number(s): 16-05-223-025-0000
Address(es) of Real Estate: 1336 N Central Ave., Chicago, IL 60651

Dated this 20 Day of September, 20 23

Guillermo Villa
GUILLERMO VILLA

Nilvia Villa
NILVIA VILLA

State of Illinois)
County of Cook) ss



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY GUILLERMO VILLA and NILVIA VILLA, 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 20 day of September, 20 23

Megan Elizabeth Nolan (Notary Public) Commission Expires 8/1/2024
This instrument was prepared by: Bell & Shah, LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647, DEBORAH A RICHAVALA
Mail To: ~~Oscar Morgan~~ DERICK ISAAC LAMPTEY, 1336 N CENTRAL AVE, CHICAGO, IL 60651
Send Subsequent Tax Bills to: ~~XXXXXXXXXXXXXXXXXXXX~~ Jr., 1336 N Central Ave., Chicago, IL 60651
GRANTEE Derick Isaac Lamptey

REAL ESTATE TRANSFER TAX		12-Dec-2023
COUNTY:		225.00
ILLINOIS:		450.00
TOTAL:		675.00

16-05-223-025-0000 | 20231201689701 | 0-965-484-592

UNOFFICIAL COPY

Fidelity National Title

Commitment Number: 23-153705-PTG


EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE SOUTH 33 FEET OF LOT 77 IN TODD'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, IN COOK COUNTY, ILLINOIS.

P.I.N.:
16-05-223-025-0000

C.K.A.: 1336 N Central Ave, Chicago, IL 60651

REAL ESTATE TRANSFER TAX	12-Dec-2023
 CHICAGO:	3,375.00
CTA:	1,350.00
TOTAL:	4,725.00 *

16-05-223-025-0000 | 20231201689701 | 1-644-961-840

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