

UNOFFICIAL COPY

Warranty Deed



2335334038D

Doc# 2335334038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/19/2023 02:36 PM PG: 1 OF 2

THIS INDENTURE WITNESSETH, that the Grantor, THERESA PHILLIPS, an unmarried woman and not in a civil union of the County of Cook and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto ~~the~~ the following described real

estate in the County of Cook and State of Illinois, to wit:

~~***~~ NEW BEGINNING AFFORDABLE HOMES II, INC. *u*

SEE ATTACHED LEGAL DESCRIPTION INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

GRANTEE'S ADDRESS: 7515 S. LUELLA, CHICAGO, ILLINOIS 60649

Property Address: 7515 S. LUELLA, CHICAGO, ILLINOIS 60649

PIN: 20-25-405-011-0000 NOTE: THIS IS NOT HOMESTEAD PROPERTY AS TO SPOUSE OF GRANTOR, IF ANY

TO HAVE AND TO HOLD the said real estate with the appurtenances, and for the uses and purposes herein and set forth.

Subject to covenants, conditions and restrictions of record; building lines and easements, if any; general real estate taxes not yet due and payable; acts done by or suffered through purchaser.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 21st day of December, 2022.

Theresa Phillips
THERESA PHILLIPS

(SEAL)

STATE OF ILLINOIS

COUNTY OF COOK

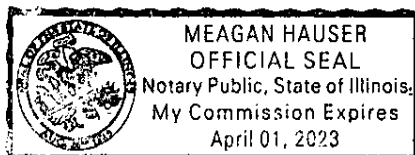
SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that THERESA PHILLIPS, 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 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 notarial seal this 21st day of December, 2022.

Meagan Hauser

Notary Public



See Reverse

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LEGAL DESCRIPTION

LOT 30 IN BLOCK 2 IN BOYD AND HALL'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX



19-Dec-2023
COUNTY: 4.25
ILLINOIS: 8.50
TOTAL: 12.75

20-25-05-011-0000

20231201697952 | 2-094-346-288

REAL ESTATE TRANSFER TAX



19-Dec-2023
CHICAGO: 63.75
CTA: 25.50
TOTAL: 89.25 *

20-25-405-011-0000

20231201697952 | -313-358-512

* Total does not include any applicable penalty or interest due

Mail to and send subsequent tax bills to:

*New Beginning Affordable Homes Inc.
7515 S. Luella
Chicago IL 60649*

Address of Property:

7515 S. LUELLA,
CHICAGO, ILLINOIS 60649

This instrument was prepared by:

John A. Kantor
2825 N. Arlington Hts. Rd.
Arlington Heights IL 60004-2152