

UNOFFICIAL COPY

WARRANTY DEED

(Individual to Individual)

Prepared By:

Attorney Ronald K. Nolen
The Law Office of Ronald K. Nolen, LLC.
5113 S. Harper, Ste. 2C
Chicago, IL, 60615

Doc#: 2335613192 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2023 11:30 AM Pg: 1 of 2

Dec ID 20231201691485
ST/CO Stamp 0-367-210-544 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-064-073-776 City Tax: \$4,970.57

Return To:

Attorney Lynette Lewis
2149 W 95th Street
Chicago, IL 60643

Taxes To/Grantee's Address:

Marta Branch
1149 N. Noble, Unit A
Chicago IL 60642

divorced and not since remarried
divorced and not since remarried

THE GRANTOR Dawne Collier and Olufemi Dupart, of the City of Chicago, State

of Illinois County of Cook, for an in consideration of Ten & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Marta Branch and Jennifer Branch as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 26 IN BLOCK 2 IN WINSTON'S SUBDIVISION OF THE SOUTH 34 ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-03-313-017-0000

Address of Real Estate: 4547 S. Wabash Avenue, Chicago, IL 60653

Subject to the following:

23159200 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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1. General real estate taxes for: 2023 tax year and subsequent years, and any similar taxes or charges imposed with respect to the real estate, which are not then due and owing;
2. Covenants, easements, conditions, and restrictions of record.

Dated: December 5, 2023

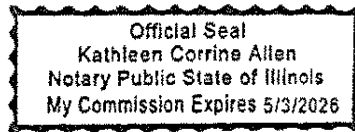
Seller: *Dawne Collier*
Dawne Collier

Seller: *Olufemi Dupart*
Olufemi Dupart

NOTARY PUBLIC STATEMENT

5th Subscribed and sworn to before me in the county of Cook and state of Illinois, on this day of December, 2023 by Dawne Collier, who:
 is personally known to me, or;
 has tendered government-issued photo identification to me verifying his/her identity.

By: *Kathleen M. Allen*
Notary Public

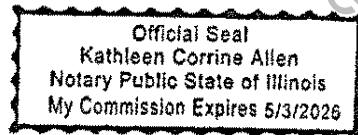


My commission expires: May 3, 2026



NOTARY PUBLIC STATEMENT


5th Subscribed and sworn to before me in the county of Cook and state of Illinois, on this day of December, 2023 by Olufemi Dupart, who:
 is personally known to me, or;
 has tendered government-issued photo identification to me verifying his/her identity.

By: *Kathleen M. Allen*
Notary Public



My commission expires: May 3, 2026

REAL ESTATE TRANSFER TAX		21-Dec-202
	COUNTY:	225.0
	ILLINOIS:	450.0
	TOTAL:	675.0
20-03-313-017-0000 20231201691485 0-367-210-544		

	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *
20-03-313-017-0000 20231201691485 0-064-073-776		

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