

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2400306459 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2024 03:42 PM Pg: 1 of 2

Dec ID 20231101678885
ST/CO Stamp 1-219-176-496 ST Tax \$130.00 CO Tax \$65.00

The Grantor(s) DEBORAH B. POWELL & DAVID POWELL (wife & husband), of 3021 Monroe St., Bellwood, Illinois 60104, for and in consideration of ONE HUNDRED THIRTY THOUSAND DOLLARS AND 00/100 (\$130,000.00), and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND WARRANTS to NSP RESIDENTIAL, LLC, of 10 Malcolm X Boulevard, Boston, Massachusetts 02119, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

LEGAL DESCRIPTION

LOT 26 AND THE WEST 6.80 FEET OF LOT 27 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 1892 AS DOCUMENT 1786499, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3021 Monroe St., Bellwood, Illinois 60104

Permanent Index Number (PIN): 15-16-201-055

SUBJECT TO: Current taxes, assessments, reservations of record and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

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

Dated: 12/19/23


DEBORAH B. POWELL

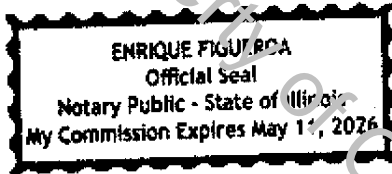

DAVID POWELL

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State of Illinois)
) SS
 County of Cook)

I, the undersigned a notary public in and for said County, in the States aforesaid, do hereby certify that the Grantor(s) **DEBORAH B. POWELL & DAVID POWELL**, are personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered 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, on December 19th, 2023.



Enrique Figueroa
 Notary Public

This instrument was prepared (without an examination of title) by: Patrick W. Walsh, P.C., 33 S. Garfield St., Hinsdale, IL 60521.

AFTER RECORDING MAIL TO: NSP Residential LLC - 10 Malcolm X Blvd
Boston, MA 02119

SEND SUBSEQUENT TAX BILLS TO: NSP RESIDENTIAL, L.L.C., of 10 Malcolm X Boulevard, Boston, Massachusetts 02119.

REAL ESTATE TRANSFER TAX		03-Jan-2024
COUNTY:		65.00
ILLINOIS:		130.00
TOTAL:		195.00
15-16-201-055-0000		20231101678885 1-219-176-496

