

UNOFFICIAL COPY

1027609 lot 2

ILLINOIS WARRANTY DEED

Doc#: 2401033372 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/10/2024 02:12 PM Pg: 1 of 3

THE GRANTOR(S),

Dec ID 20240101608689

ST/CO Stamp 0-761-575-472 ST Tax \$224.00 CO Tax \$112.00

LaKita McGrew,
a married woman

of the city of Hazel Crest, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Teyana Hoover

of 17825 Cypress Avenue, Country Club Hills, Illinois 60478

all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

PERMANENT INDEX NUMBERS 31-02-204-169-0000

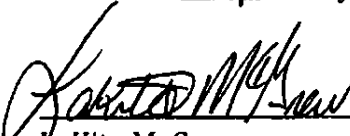
COMMON ADDRESS: 13635 Golfview Drive, Hazel Crest, Illinois 60429

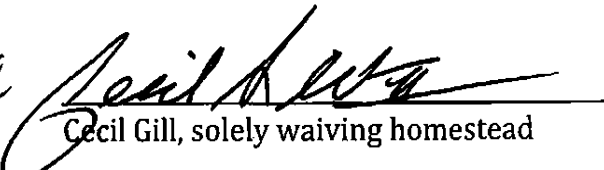
LEGAL DESCRIPTION:

LOT 35 AND THE NORTH 15.17 FEET OF LOT 36 IN VILLAGE WEST CLUSTER 5 A SUBDIVISION OF A PART OF A PARCEL OF LAND BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON PLAT OF SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 15, 1972 AS DOCUMENT NO. 2665716, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for the year 2022 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; the terms, provisions covenants and conditions of the Declaration of Covenants and all amendments, if any; and any easements established by or implied from said Declaration or amendments.

Dated this 31ST day of December, 2023


LaKita McGrew
NKA LaKita Gill

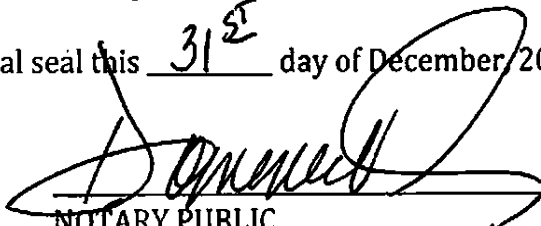

Cecil Gill, solely waiving homestead

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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 the above named individual(s), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day and acknowledged that s/he signed, sealed and delivered the said instrument as his/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 official seal this 31st day of December, 2023.



NOTARY PUBLIC
My Commission Expires: 06/11/2024



SEND SUBSEQUENT TAX BILLS TO:



Teyana Hoover
18635 Golfview Drive
Hazel Crest, Illinois 60429

UPON RECORDING MAIL THIS INSTRUMENT TO:

Teyana Hoover
18635 Golfview Drive
Hazel Crest, Illinois 60429

THIS INSTRUMENT PREPARED BY:

Tammy L. Aioffa
Aioffa & Associates, P.C.
11S270 S. Jackson St., Suite 104
Burr Ridge, Illinois 60527
Telephone: 630.908.3000

REAL ESTATE TRANSFER TAX		08-Jan-2024
	COUNTY:	112.00
	ILLINOIS:	224.00
	TOTAL:	336.00
31-02-204-169-0000		20240101608689 0-761-575-472

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31-02-204-169-0000

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Property of Cook County Clerk's Office