

UNOFFICIAL COPY

Doc#: 2401033478 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 03:34 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20240101608667
ST/CO Stamp 1-917-900-848 ST Tax \$85.00 CO Tax \$42.50
City Stamp 1-695-930-416 City Tax: \$892.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Jennifer Powe, an unmarried woman, 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 considerations in hand paid, CONVEY(s) and WARRANT(s) to Emperor Midwest LLC an *Illinois limited liability Company* of *2901 Chatham Rd st 4591* * the following described Real Estate situated in the County of Cook in the State of Illinois to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. * *Springfield IL 62704*

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 25-32-209-099-0000

Address(es) of Real Estate: 12904 S Peoria Street, Chicago, IL 60643

Legal Description:

LOT 28 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 15 FEET OF LOT 29 IN BLOCK 6 IN PON AND COMPANY'S RIVERSIDE SUBDIVISION, BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALUMET RIVER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 25 ACRES THEREOF) OF SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE

OC 23020959

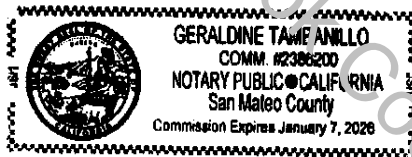
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The date of this deed of conveyance is dated this 4th day of JANUARY, 2024.

Jennifer Powe
Jennifer Powe

State of California, County of San Mateo. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Powe 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 in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 dated this 4th day of January, 2024.



Geraldine Tame Anillo
Notary Public

This instrument was prepared by:
Tracy C. Stallworth
15255 S. 94th Avenue, Suite 500,
Orland Park, Illinois 60462

Send subsequent tax bills to:
Emperor Midwest
LLC
2501 Chatham Rd.
St 4591
Springfield IL
62704

Mail recorded document to:
Sirmetrus Howard
4334 Wadams St #B
Chicago IL 60624

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX** 08-Jan-2024

CHICAGO:	637.50
CTA:	255.00
TOTAL:	892.50 *

25-32-209-099-0000 | 20240101608667 | 1-695-930-416

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

REAL ESTATE TRANSFER TAX 08-Jan-2024

COUNTY:	42.50
ILLINOIS:	85.00
TOTAL:	127.50

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Property of Cook County Clerk's Office