

**Warranty Deed**  
ILLINOIS

Mail Recorded Document to:  
Ayana T. Nickerson  
7206 South Vernon Avenue  
Chicago, IL 60619

Send Subsequent Tax Bill to:  
Ayana T. Nickerson  
7206 South Vernon Avenue  
Chicago, IL 60619

Doc#: 2403241073 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/01/2024 11:22 AM Pg: 1 of 3

Dec ID 20240101621974  
ST/CO Stamp 1-693-330-480 ST Tax \$380.00 CO Tax \$190.00  
City Stamp 1-791-568-944 City Tax: \$3,990.00

Above Space for Recorder's Use Only

**THE GRANTOR(s)**

Christopher McClendon, a single man of 7206 South Vernon Avenue, Chicago, IL 60619, 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 Ayana T. Nickerson, Unmarried, of 7312 South Maplewood, Chicago, IL 60629 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

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

Address of Real Estate: 7206 South Vernon Avenue, Chicago, IL 60619 • Permanent Real Estate Index Number(s): 20-27-208-018-0000

LOT 2 IN BLOCK 2 IN LEE BROTHERS ADDITION TO PARK MANOR, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Date: December 27, 2023

Christopher McClendon

State of: Nevada

County of Clark

} ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher McClendon 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.

(Impress Seal Here)

Given under my hand and official seal on this date December 28, 2023



(My Commission Expires: 06/18/2024)

Yvonne Hsu  
Notary Public

This instrument was prepared by: Nicole Rodriguez, 1016 W Jackson, Ste. I, Chicago, IL 60607

Notarial Act performed by Audio-Video Communication.

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# UNOFFICIAL COPY

## EXHIBIT A

Order No.: OC23021880

For APN/Parcel ID(s): 20-27-208-018-0000

For Tax Map ID(s): 20-27-208-018-0000

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LOT 2 IN BLOCK 2 IN LEE BROTHERS ADDITION TO PARK MANOR, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Deed conveying the property from the seller to the buyer must contain the following provision:  
*Grantee herein is prohibited from conveying captioned property for any sales prices for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than an amount equal to 120% of this mortgage release price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.*

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# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

30-Jan-2024



<b>COUNTY:</b>	190.00
<b>ILLINOIS:</b>	380.00
<b>TOTAL:</b>	570.00

20-27-208-018-0000

| 20240101621974 | 1-693-330-480

**REAL ESTATE TRANSFER TAX**

30-Jan-2024



<b>CHICAGO:</b>	2,850.00
<b>CTA:</b>	1,140.00
<b>TOTAL:</b>	3,990.00 *

20-27-208-018-0000 | 20240101621974 | 1-791-568-944

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

Property of Cook County Clerk's Office