

UNOFFICIAL COPY

LN 24628534 10/1
WARRANTY DEED
STATUTORY

Doc#: 2404013042 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2024 12:01 PM Pg: 1 of 4

Dec ID 20240201626811
ST/CO Stamp 1-641-708-592 ST Tax \$410.00 CO Tax \$205.00

THE GRANTOR, SOPHIA ANN TRACY, MERLE L. ROYCE III and TOMMIE ROYCE, being all heirs of MERLE L ROYCE, deceased, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, WARRANTS and CONVEYS to KOZIURA HOMES LLC, an Illinois Limited Liability Company the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *1/4 of 1701 SIMPSON, Evanston, IL 60201*

THE EAST 40 FEET OF THE NORTH 170 FEET OF LOT 13 'D' IN HAPP'S SUBDIVISION OF THAT PART OF THE EAST 1353 FEET LYING NORTH OF THE CENTER OF EMMERSON ROAD OF THE NORTH EAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 1921 AS DOCUMENT 7222351 IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO, IF ANY: SUBJECT TO, IF ANY: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 10-14-202-009-0000
Address of Real Estate: 2704 Simpson St, Evanston, IL 60201

** This is not home stead property as to the Grantors.*

REAL ESTATE TRANSFER TAX

09-Feb-2024



COUNTY: 205.00
ILLINOIS: 410.00
TOTAL: 615.00

10-14-202-009-0000

20240201626811 | 1-641-708-592

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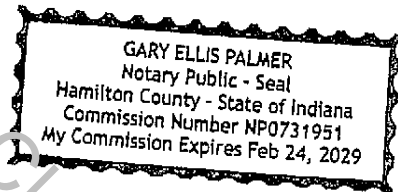
BY: *Tommie Royce* (SEAL)
TOMMIE ROYCE

STATE OF Ind)
) SS.
COUNTY OF Hamilton)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **TOMMIE ROYCE**, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 1 day of Feb, 2024.

Gary Ellis Palmer
NOTARY PUBLIC



This Instrument was prepared by: Antonia L. Mills, Attorney at Law, 1343 W. Irving Park Rd. #13322, Chicago, IL 60613

MAIL TO:

*KOZIVRA Homes LLC
1701 Simpson
Evanston IL 60201*

SEND SUBSEQUENT TAX BILLS TO:

*KOZIVRA Homes LLC
1701 Simpson
Evanston IL 60201*