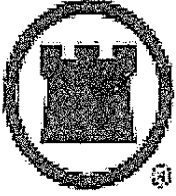


# UNOFFICIAL COPY



Chicago Title Insurance Company

**Warranty DEED  
ILLINOIS STATUTORY**

Doc#: 2404633017 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2024 09:25 AM Pg: 1 of 2

Dec ID 20240101623189  
ST/CO Stamp 0-532-446-256 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 1-044-479-024 City Tax: \$4,095.00

THE GRANTOR(S), Aduer Properties LLC of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Gwendolyn Sims, *\*a single woman* of 1352 W. 64<sup>th</sup> Street, Chicago, County of Cook State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE WEST 60 FEET OF LOT 12 IN BLOCK 2 IN PITNERS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO: Covenants, conditions and restrictions of records**

Permanent Real Estate Index Number(s): 20-27-304-001-0000

Address of Real Estate: 301 E 75th Street, Chicago, IL, 60619

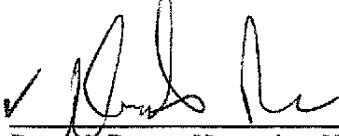
Chicago Title / RSM

23CS D098014 DP  
(1 of 2)

Cook County Clerk's Office

# UNOFFICIAL COPY

Dated this 2 day of February, 2024

  
Derrick Rowe, Managing Member  
Adewer Properties LLC

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Derrick Rowe, Managing Member of Adewer Properties LLC** personally known to me to be the person(s) whose name(s) 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.

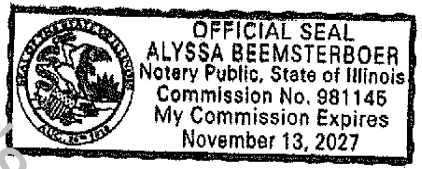
Given under my hand and official seal, this 2 day of February, 2024

  
(Notary Public)

Prepared By: Thomas, Courtney, 7000 W 127th Street, Palos Heights, 60463

Mail To: Gwendolyn Sims, 1352 W 64th Street, Chicago, IL, 60636

Name and Address of Taxpayer:  
Gwendolyn Sims  
1352 W. 64<sup>th</sup> Street, Chicago, IL 60636



Property of Cook County Clerk's Office