

# UNOFFICIAL COPY

Doc#: 2406523194 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/5/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201640212  
ST/Co Stamp 2-102-440-496 ST Tax \$215.00 CO Tax \$107.50  
City Stamp 0-742-699-568 City Tax \$2,257.50

## Warranty Deed

ILLINOIS

Fidelity National Title OC23007394

*Above Space for Recorder's Use Only*

THE GRANTOR(S) The Heirs and/or Devisees of the estate of Victoria Allen, deceased 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 Craig E Brown and Letasha Lewis, husband and wife, of 7200 S Peoria St, Unit 1S, Chicago, IL 60621, as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, 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 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 26-06-104-025-0000

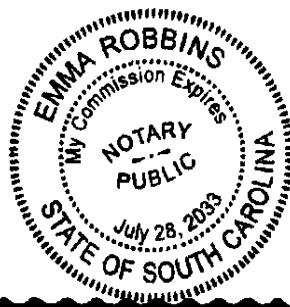
Address(es) of Real Estate: 8710 South Saginaw Avenue Chicago, Illinois 60617

The date of this deed of conveyance is February 26, 2024.

Alfred Allen  
Alfred Allen  
Jeffrey McNeal  
Jeffrey McNeal  
Sheila Jones  
Sheila Jones

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that The Heirs and/or Devisees of the estate of Victoria Allen, deceased 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.



Emma Robbins  
Notarized on 02/15/24  
Notary Public



STATE ILLINOIS COUNTY COOK  
SIGNED BEFORE ME 24 DAY February 2024  
NOTARY PUBLIC Mark C. Egan

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 8710 South Saginaw Avenue  
Chicago, Illinois 60617

Legal Description:

THE SOUTH 15 FEET OF LOT 4 AND THE NORTH 20 FEET OF LOT 5 IN BLOCK 16 IN THE SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF FRACTIONAL SECTION 5 AND SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, HAVING REFERENCED TO PLAT RECORDED JANUARY 17, 1884 IN BOOK 7 OF PLATS, PAGE 7 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by: Mark Egan 3849 W 109th St Chicago, IL 00000</p>	<p>Send subsequent tax bills to: Craig E Brown 7200 S Peoria St, Unit 1S, Chicago, IL 60621</p>	<p>Mail recorded document to: Craig E Brown 7200 S Peoria St, Unit 1S, Chicago, IL 60621</p>
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**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

26-Feb-2024



<b>COUNTY:</b>	107.50
<b>ILLINOIS:</b>	215.00
<b>TOTAL:</b>	322.50

26-06-104-025-0000

| 20240201640212 | 2-102-440-496

**REAL ESTATE TRANSFER TAX**

26-Feb-2024



<b>CHICAGO:</b>	1,612.50
<b>CTA:</b>	645.00
<b>TOTAL:</b>	2,257.50 *

26-06-104-025-0000 | 20240201640212 | 0-742-699-568

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

Property of Cook County Clerk's Office