

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

After Recording Mail to:

2708 N California Ave
Chicago IL 60647

Doc#: 2408220018 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/22/2024 9:16 AM Pg: 1 of 2

Dec ID 20240301654825

ST/Co Stamp 1-840-924-208 ST Tax \$265.00 CO Tax \$132.50

City Stamp 0-250-906-160 City Tax \$2,782.50

Name and Address of Taxpayer:

PBA NOW LLC

2708 N California Ave
Chicago IL 60647

Prepared by:

Allen Gabe Law, P.C.
1834 Walden Office Square, Suite 500
Schaumburg, IL 60173
847-241-5000

THE GRANTOR(S) Judy Bailey Tubbs, married to Otis Tubbs, Jr., for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to PBA NOW LLC, an Illinois limited liability company, all interest in the following described Real Estate, situated in the County of Cook, in the State of Illinois to wit: MAIL TO: Old Republic Title

SEE ATTACHED LEGAL DESCRIPTION.

9601 Southwest Highway
Oak Lawn, IL 60453

23159187 1/2

SUBJECT TO: Covenants, conditions and restrictions of record: General taxes for the 2023 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of IL. Otis Tubbs, Jr. is signing solely for the waiver of homestead.

Permanent Real Estate Index Number(s): 16-23-115-036-0000 and 16-23-115-037-0000

Address(es) of Real Estate: 1442 S. Springfield Ave, Chicago, IL 60623

Dated this 14th day of March 2024.

Judy Bailey Tubbs
Judy Bailey Tubbs

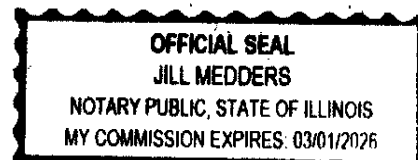
Otis Tubbs, Jr.
Otis Tubbs, Jr.

STATE OF IL, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Judy Bailey Tubbs and Otis Tubbs, Jr., personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 14th day of March 2024.

Jill Medders (Notary Public)





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LEGAL DESCRIPTION

LOTS 23 AND 24 IN BLOCK 3 IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
1442 S Springfield Ave
Chicago, IL 60623

PIN#: 16-23-115-036 & 037-0000

REAL ESTATE TRANSFER TAX		20-Mar-2024
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50
16-23-115-036-0000		20240301654825 1-840-824-208

REAL ESTATE TRANSFER TAX		20-Mar-2024
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50 *
16-23-115-036-0000		20240301654825 0-250-906-160

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