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774626 1/2
**WARRANTY DEED
ILLINOIS STATUTORY**

Doc# 2408510005 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/25/2024 10:12 AM
PAGE: 1 OF 5

THE GRANTORS (NAME AND ADDRESS)

Darren Bell
Elisa Bell
6932 West Palmer Street
Chicago, IL 60707

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

(The Above Space for Recorder's Use Only)

THE GRANTORS Darren Bell and Elisa Bell, husband and wife, as Tenants by the Entirety, of 6932 West Palmer Street, Chicago, IL 60707 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Gregory McClain, a single man, of 6233 West Wabansia Avenue, Apt 2, Chicago, IL 60639, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

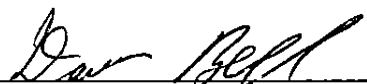
Permanent Index Number(s): 13-31-115-015-0000

Property Address: 6932 West Palmer Street, Chicago, IL 60707


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

SUBJECT TO: 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.

Dated this 15 day of March, 2024.



Darren Bell



Elisa Bell

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Darren Bell and Elisa Bell personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 15 day of March, 2024.



[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
David R Sweis
Sweis Law Firm PC
819 E. St Charles Road, Suite A
Lombard, IL 60148

MAIL TO:

~~Michael H. Wasserman, P.C.
105 West Madison Street
Suite 401
Chicago, IL 60602~~

*Gregory McClain
6932 West Palmer St.
Chicago, IL 60707*

SEND SUBSEQUENT TAX BILLS TO:

Gregory McClain
6932 West Palmer Street
Chicago, IL 60707

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774626

LEGAL DESCRIPTION

LOT 3, IN THE RESUBDIVISION OF LOTS 2, 3, AND 5 TO 12, INCLUSIVE, IN BLOCK 15 IN MONTCLARE SUBDIVISION, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 31 AND PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-31-115-015-0000^A

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

21-Mar-2024



CHICAGO:	2,850.00
CTA:	1,140.00
TOTAL:	3,990.00 *

13-31-115-015-0000 | 20240301653608 | 0-082-429-488

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

21-Mar-2024



COUNTY:	190.00
ILLINOIS:	380.00
TOTAL:	570.00

13-31-115-015-0000

| 20240301653608 | 0-241-419-824