

UNOFFICIAL COPY

Doc#: 2408602222 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 11:38 AM Pg: 1 of 2

Dec ID 20240201642870

ST/Co Stamp 1-782-359-600 ST Tax \$57.00 CO Tax \$28.50

WARRANTY DEED

THE GRANTOR(S)-

BRIDGETTE MITCHELL, , divorced and not since remarried, of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO:

~~RYAN JACKSON~~
Strategic Realty
Investments LLC

(Strike Inapplicable)

- ~~a) As Tenants in Common~~
- ~~b) Not as Tenants in Common, but as Joint Tenants with Right of Survivorship~~
- ~~c) Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety~~
- d) Statutory (individual to individual)

the following described real estate, situated in the County of Cook in the State of Illinois, to-wit:

PIN(s): 30-20-117-068-0000
 Address(es) of Real Estate: 1374 1/2 WENTWORTH AVE, CALUMET CITY, IL 60409
 Legal Description: SEE ATTACHED EXHIBIT A

Subject to the following restrictions: a) all taxes and special assessments for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

Dated this 20 day of February, 20 24

Bridgette Mitchell
BRIDGETTE MITCHELL

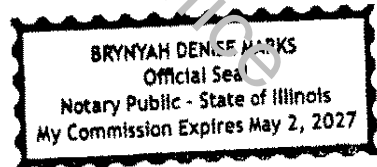
State of ILLINOIS)
) SS
 County of COOK)

Old Republic Title
 9601 Southwest Highway
 Oak Lawn, IL 60453
 24162487 11

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bridgette Mitchell, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of February, 20 24.

Ranjha Law Group
Notary Public



Prepared By:
RANJHA LAW GROUP, PC, 903 COMMERCE DR., SUITE 210, OAK BROOK, IL 60523

When Recorded Mail To:
~~RYAN JACKSON, 1374 1/2 WENTWORTH AVE, CALUMET CITY, IL 60409~~


Send Future Tax Bills To:
~~RYAN JACKSON, 1374 1/2 WENTWORTH AVE, CALUMET CITY, IL 60409~~


MAIL to: & Tax bills to:
 Strategic Realty & Investments LLC
 16906 Creekside Ave
 Tinley Park, IL 60487

UNOFFICIAL COPY



EXHIBIT A

LOT 15 (EXCEPT THE SOUTH 14.88 FEET THEREOF) AND THE SOUTH 8.38 FEET OF LOT 14 AS MEASURED ON THE EAST AND WEST LINES, IN BLOCK 2 IN GOLD COAST ADDITION, BEING A SUBDIVISION OF PARTS OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1926 AS DOCUMENT 9326191, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX
 66360 3/18/24

 Calumet City • City of Homes \$ 228

REAL ESTATE TRANSFER TAX
 66361 3/18/24

 Calumet City • City of Homes \$ 228

REAL ESTATE TRANSFER TAX 21-Mar-2024

	COUNTY:	28.50
	ILLINOIS:	57.00
	TOTAL:	85.50

30-20-117-068-0000 | 20240201642870 | 1-782-355-8033

PROPERTY OF Cook County Clerk's Office