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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/8/2024 2:50 PM Pg: 1 of 4

Doc ID 20240401669813

ST/Co Stamp 1-679-535-664 ST Tax \$315.00 CO Tax \$157.50

City Stamp 1-028-173-360 City Tax \$3,307.50

FIRST AMERICAN TITLE

FILE # AF1041820

COVER SHEET

Attached

For the Purpose of affixing Recording information

For this

Warranty Deed

UNOFFICIAL COPY

This document prepared by:



Name: Ryan Krueger
 Firm/Company: RGK Law Group PC
 Address: 2516 Waukegan Road #219
 City, State, Zip: Glenview, IL 60025
 Phone: 312-498-4586

FIRST AMERICAN TITLE
FILE # 951041820

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25-05-114-012-0000
 (Parcel Identification Number)

WARRANTY DEED

THE GRANTOR MS5 HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **MARKEETA WATSON, A SINGLE WOMAN**, with a current address of 9136 S. BISHOP STREET, CHICAGO, IL 60620, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of COOK and in the State of Illinois, commonly known as **8841 S. THROOP STREET, CHICAGO, IL 60620** and further describer to-wit:

SEE THE ATTACHED EXHIBIT A

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

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WITNESS Grantor's hand this 29 day of March, 2024.

Grantor: **MS5 HOLDINGS, LLC**, by **BUSAINA SHEIKHANI** as **MANAGER**

STATE OF ILLINOIS
COUNTY OF COOK 16 DUTAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **BUSAINA SHEIKHANI** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered this 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 notarial seal this 29 day of March, 2024.



Kendra Glossett
Notary Public

MAIL DEED, AFTER RECORDING, TO:

MARKEETA WATSON
8841 S. THROOP ST.
CHICAGO, IL 60620

SEND FUTURE TAX BILLS TO:

MARKEETA WATSON
8841 S. THROOP STREET
CHICAGO, IL 60620

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EXHIBIT A

LEGAL DESCRIPTION:

THE SOUTH HALF OF LOT 16 IN BLOCK 7 IN E. L. BRAINERD'S RESUBDIVISION OF BLOCKS 1 TO 8 AND 11, IN W.O. COLE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:

8841 S. THROOP STREET, CHICAGO, IL 60620

TAX IDENTIFICATION NUMBER:

25-05-114-012-0000