

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY



2411023090

Doc# 2411023090 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/19/2024 11:40 AM

PAGE: 1 OF 2

Chicago Title (191)
24GSD 0800-1LT AD

THIS AGREEMENT, made this 5th day of March, 2024, between GREYMORR REAL ESTATE, LLC, a Nebraska Limited Liability Company, a party of the first part, and ROCHELLE LIPSCOMB, a single woman, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten & 00/100 Dollars, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the Manager of said Nebraska Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the parties of the second part and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 1B IN THE RESIDENCES ON THE LAKE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 204.5 FEET OF BLOCK 7 IN SOUTH SHORE DIVISION NUMBER 5, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021191163. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the parties of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: covenants, conditions and restrictions of record; building lines and easements, of record; and general real estate taxes not due and payable.

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

Permanent Real Estate Index Number(s): 20-24-420-029-1004
Address(es) of Real Estate: 6920 South South Shore Drive, Unit 1B, Illinois 60827

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P 2
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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Sole Member and Authorized Signatory, the day and year first above written.

GREYMORR REAL ESTATE, LLC

Terri Laughlin
Terri Laughlin, Sole Member and Authorized Signatory

STATE OF NEBRASKA, COUNTY OF DOUGLAS ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Terri Laughlin personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged she signed, sealed and delivered the said instrument as her 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 5th day of March 2024

Angela J. Lagasse (Notary Public)



Prepared By: Heather Ottenfeld
180 West Washington Street
Suite 810
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX	15-Mar-2024
CHICAGO:	337.50
CTA:	135.00
TOTAL:	472.50 *



20-24-420-029-1004 | 20240101617196 | 0-980-851-504

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

Mail To:
Rochelle Lipscomb
20108 Sequoia Avenue
Lynwood, Illinois 60411

Name & Address of Taxpayer:
Rochelle Lipscomb
20108 Sequoia Avenue
Lynwood, Illinois 60411

REAL ESTATE TRANSFER TAX	13-Mar-2024
COUNTY:	22.50
ILLINOIS:	45.00
TOTAL:	67.50



20-24-420-029-1004 | 20240101617196 | 0-900-913-712