

UNOFFICIAL COPY

1028810 Lot 1

This document prepared by

Name: DOROTHY BROWN COOK)
 Firm/Company: BROWN COOK LAW &)
 CONSULTING GROUP, LLC)
 Address: 8816 SOUTH CONSTANCE)
 AVE)
 Address 2:)
 City, State, Zip: CHICAGO, IL 60617)
 Phone: 312-780-9414)

Doc#: 2411320077 Fee: \$107.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK'S OFFICE
 Date 4/22/2024 9:53 AM Pg: 1 of 11
 Dec ID 20240401676965
 ST/Co Stamp 1-991-942-448 ST Tax \$160.00 CO Tax \$80.00
 City Stamp 0-381-329-712 City Tax \$1,680.00

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20-30-314-016-0000
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR, ESTATE OF WILLIE JOHNSON, and DIANA L. JOHNSON, as TRUSTEE, of the DIANA L. JOHNSON IRREVOCABLE TRUST, as Trustee under the provisions of a trust agreement dated September 10, 2015, also known as Party of the First Part, 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 A & J BOSEK, CORP (a Corporation organized under the laws of the state of ILLINOIS), whose address is 8541 Melvina Avenue, Burbank, Illinois 60459, hereinafter "Grantee", also known as Party of the Second Part, the following lands and property, together with all improvements located thereon, situated in the County of COOK, State of Illinois, to-wit:

THE NORTH 35 FEET OF THE SOUTH 246 FEET OF THE EAST 143 FEET OF BLOCK 53 (EXCEPT THE SOUTH 141 FEET THEREOF) IN DEWEY AND VANCES SUBLIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET THEREOF RESERVED FOR RAILROAD RIGHT-OF-WAY) ALSO (EXCEPT THE RIGHT-OF-WAY OF THE P.C. AND ST. L. RAILROAD) ALSO (EXCEPT THE SOUTH 10 RODS OF THE WEST 16 RODS OF THE SOUTH 1/2 OF SECTION 30 AFORESAID RESERVED FOR SCHOOL LOT) IN COOK COUNTY, ILLINOIS.

Property Address of Real Estate: 7854 S. HAMILTON, CHICAGO, ILLINOIS 60620

SUBJECT to all easements, rights-of-way, protective covenants, and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee and Party of the Second Part, and unto Grantee's heirs and assigns forever, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

GRANTOR does for Grantor and Grantor's successors, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

UNOFFICIAL COPY

TO WIT, signed this 14 Day of March, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

Diana L. Johnson as Trustee of the Diana L. Johnson Irrevocable Trust under the provisions of a Trust Agreement Dated, September 10, 2015.

By *Diana Johnson*
Diana L. Johnson, Trustee

The Estate of Willie Johnson

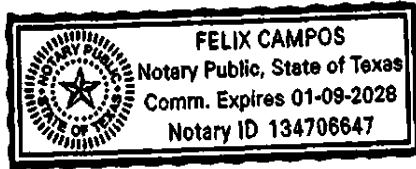
By *Diana Johnson*
Diana L. Johnson, Heir (1 of ~~10~~)


State of Texas)
County of Bexar) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (Diana L Johnson, Trustee, and Heir 1 of ~~10~~), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 14, day of March, 2024.



Felix Campos
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		17-Apr-2024
	CHICAGO:	1,200.00
	CTA:	480.00
	TOTAL:	1,680.00 *

20-30-314-016-0000 | 20240401676965 | 0-381-329-712

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

REAL ESTATE TRANSFER TAX		17-Apr-2024
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00

20-30-314-016-0000 | 20240401676965 | 1-991-942-448

UNOFFICIAL COPY

TO WIT, signed this 20th Day of March, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

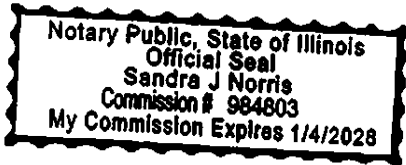
The Estate of Willie Johnson

By Wetonia Johnson
Wetonia M. Johnson Heir (2 of 10), Daughter of Willie Johnson

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (Wetonia M. Johnson, Heir 2), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 20th, day of March, 2024.



Sandra J. Norris
NOTARY PUBLIC

Property of Cook County Clerk's Office

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TO WIT, signed this 20th Day of March, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

The Estate of Willie Johnson

By Gayle Thompson
Gayle T. Thompson, Heir (3 of 10), Daughter of Willie Johnson

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (Gayle T. Thompson, Heir 3), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 20th day of March, 2024.



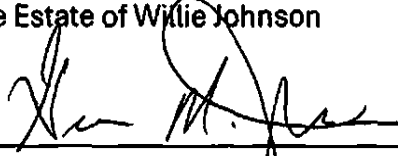
Sandra J Norris
NOTARY PUBLIC

Property of Cook County Clerk's Office

UNOFFICIAL COPY

TO WIT, signed this 20th Day of March, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

The Estate of Willie Johnson

By 

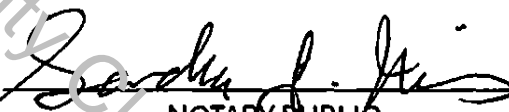
Gina M. Johnson, Heir (4 of 10), Daughter of Willie Johnson

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (Gina M. Johnson, Heir 4), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 20th day of March, 2024.





NOTARY PUBLIC

Property of Cook County Clerk's Office

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TO WIT, signed this 20th Day of March, 20 24, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

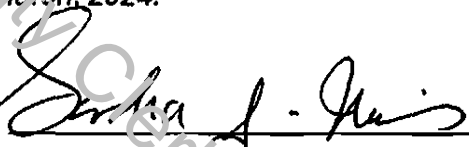
The Estate of Willie Johnson

By 
Gerald M. Johnson, Heir (5 of 10) Son of Willie Johnson

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (Gerald M. Johnson, Heir 5), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 20th day of March, 2024.


NOTARY PUBLIC



Property of Cook County Clerk's Office

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TO WIT, signed this March Day of 21, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

The Estate of Willie Johnson

By *Bobbyetta Johnson*
Bobbyetta Johnson, Heir (6 of 10) Wife of William M. Johnson,
(Deceased Son of Willie Johnson)

State of Texas)
County of Dallas) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (Bobbyetta Johnson, Heir 6), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 21 day of March, 2024.



Antoinette Robinson
NOTARY PUBLIC

Property of Cook County Clerk's Office

UNOFFICIAL COPY

TO WIT, signed this 1 Day of April, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

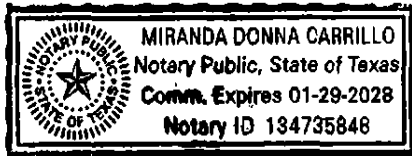
The Estate of Willie Johnson

By *William D. Johnson*
William D. Johnson, Heir (7 of 10) Son of William M. Johnson,
(Deceased Son of Willie Johnson)

State of Texas
County of Collin SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (William D. Johnson, Heir 7), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 1 day of April, 2024.



Miranda Donna Carrillo
NOTARY PUBLIC

Property of Cook County Clerk's Office

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TO WIT, signed this 21st Day of March, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

The Estate of Willie Johnson
By [Signature]

Consuela D. Gordon, Heir (8 of 10) Daughter of William M. Johnson,
(Deceased Son of Willie Johnson)

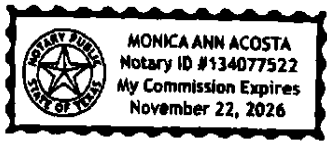
State of Texas)
County of Dallas) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (Consuela Gordon, Heir 8), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 21, day of March, 2024.

[Signature]

NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

TO WIT, signed this 22 Day of March, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

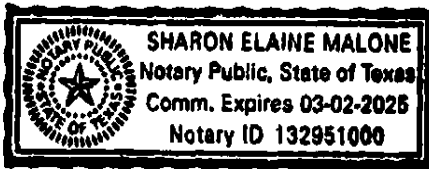
The Estate of Willie Johnson

By Robert Johnson
Robert D. Johnson, Heir (9 of 10) Son of William M. Johnson,
(Deceased Son of Willie Johnson)

State of Texas)
County of Dallas) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the first Part (Robert D. Johnson Heir 9), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 22 day of March, 2024.



Sharon Malone
NOTARY PUBLIC

Property of Cook County Clerk's Office

UNOFFICIAL COPY

TO WIT, signed this 14th Day of March, 2024, for the property at 7854 S Hamilton, Chicago, Illinois 60620.

The Estate of Willie Johnson

By *Daniesha N. Smith-Johnson*
Daniesha N. Smith-Johnson, Heir (1 of 1)

State of Illinois
County of Cook) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named, Party of the First Part (Daniesha N. Smith-Johnson, Heir (1)), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and Notarial Seal this 14th day of March, 2024.



Sandra J. Norris
NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:

A & J Bosek Corp.
8541 S. Melvina Ave
Burbank, IL 60459

SEND SUBSEQUENT TAX BILL TO:

A & J Bosek Corp.
8541 S. Melvina Ave
Burbank, IL 60459