

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2413618171 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/15/2024 12:04 PM Pg: 1 of 2

Dec ID 20240501696583

ST/Co Stamp 1-246-738-736 ST Tax \$110.00 CO Tax \$55.00

City Stamp 1-917-827-376 City Tax \$1,155.00

4/2  
4167814467  
G/T

THE GRANTOR, 4936 South Loomis LLC a/k/a 4936SouthLoomis LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

T & C Property Buyers, LLC, an Illinois limited liability company,

whose address is 7604 S. Damen, Chicago, IL 60620,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 19 IN BLOCK 1 WALLER'S SUBDIVISION OF LOTS 1 TO 24, BOTH INCLUSIVE IN BLOCK 1 AND LOTS 1 TO 24 AND 31 TO 48 BOTH INCLUSIVE IN BLOCK 2 IN MEEKER'S ADDITION TO HYDE PARK A SUBDIVISION OF THE SOUTH EAST 1/4 (EXCEPT WEST 25 FEET) OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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.

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: 21-31-224-018-0000

Address of Real Estate: 8153 S. South Shore Drive, Chicago, Illinois 60617

**UNOFFICIAL COPY**

Dated this 7th day of May, 2024.

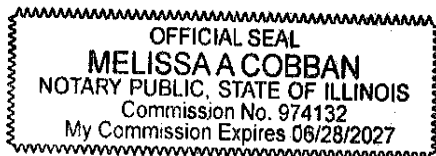
4936 South Loomis LLC,  
an Illinois limited liability company

By: [Signature]  
Adedayo Doherty, an Authorized  
Agent and Representative

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adedayo Doherty, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of no nestead.

Given under my hand and official seal, this 7th day of May, 2024.



[Signature] (Notary Public)



Prepared By: Brian G. Elman  
Shimanovsky & Moscardini, LLP  
205 West Randolph Street  
Suite 1405  
Chicago, Illinois 60606


Mail to:

Keli L. Knight Hudson  
Knight, Morris & Reddick Law Group  
333 South Wabash Avenue  
Suite 2700  
Chicago, Illinois 60604

Name & Address of Taxpayer:

T & C Property Buyers, LLC  
7604 S. Damon  
Chicago, IL 60620

| REAL ESTATE TRANSFER TAX   |           | 13-May-2024 |
|--|-----------|-------------|
|   | COUNTY:   | 55.00       |
|  | ILLINOIS: | 110.00      |
|  | TOTAL:    | 165.00      |
| 21-31-224-018-0000   20240501696583   1-246-738-736                                  |           |             |

| REAL ESTATE TRANSFER TAX  |          | 13-May-2024 |
|---|----------|-------------|
|  | CHICAGO: | 825.00      |
|   | CTA:     | 330.00      |
|   | TOTAL:   | 1,155.00 *  |
| 21-31-224-018-0000   20240501696583   1-917-827-376                                 |          |             |

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