Chicago Title O 1 24 G SA 3750634 NOFFICIAL WARRANTY DEED



WHEN RECORDED, MAIL TO:
BOJE AKINUMUDE
1455 S. CLARK ST.
Micago, The 60605

Doc# 2414418009 Fee \$88.00 ILRHSP FEE:\$1.00 CEDRIC GILES

COOK COUNTY CLERK'S OFFICE DATE: 5/23/2024 9:37 AM

PAGE: 1 OF 2

SEND SUBSEQUENT TAX BILLS TO:
Boye Akinwande
Kayode Akinwande
1455 S. Clark Street
Chicago; Illinois 60% 15-2711

GRANTOR, Barbara A. Mathews, a single woman, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, Boye Akinwande and Kayoda Akinwande, married to each other, of Chicago, Illinois, AS TENANTS BY THE ENTIRETY, all of her interest in the cliowing described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 17-21-211-013-0000

Property Address: 1455 S. Clark Street, Chicago, Illinois 60605-2711.

Subject to the following, if any: (1) General real estate taxes for the year 2023-2nd installment and subsequent years; (2) covenants, conditions and restrictions, of record, if any; and (3) Purchaser's mortgages of record, if any.

Dated this 10 day of May, 2024.

Barbara A. Mathews

STATE OF ILLINOIS

COUNTY OF COOK

OFFICIAL SEAL
DEMETRIOS ZAZAKIS
NOTARY FUBLIC, STATE OF ILLINOIS
MY COMMISSION FAPIRES 12/27/2025

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that BARBARA A. MATHEWS, personally known to me to be the same person whose name is subscribed to the recepting instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered in a said instrument as her free and voluntary act, that she was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 10

Day of May, 2024

My commission expires

Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

| CHICAGO: 3,825.00 |
| CTA: 1,530.00 |
| TOTAL: 5,355.00 |

17-21-211-013-0000	20240501604437	1-213-769-008		
* Total does not include any applicable penalty or interest due.				

REAL ESTATE TRANSFER T	ΓAX	17-May-2024
ACCO ACCOUNT	COUNTY:	255.00
	ILLINOIS:	510.00
	TOTAL:	765.00
17 21-211-013-0000	20240501604437	0-822-461-744

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UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 24GSA375063LT

For APN/Parcel ID(s): 17-21-211-013-0000

PARCEL 1:

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LOT 6 IN DEARBORN PRAIRIE TOWNHOMES OF PART OF BLOCK 7 IN DEARBORN PARK UNIT 2 BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMETN 90211110 IN COOK COUNTY, ILLINOIS