

UNOFFICIAL COPY

Citywide Title Corporation
111 W Washington St. Ste. 1301
Chicago, Illinois 60602



Doc# 2417622020 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/24/2024 10:13 AM
PAGE: 1 OF 7

FILE # 774872

DEED

SUBORDINATION

POWER OF ATTORNEY

OTHER

REMARKS

29.24.100.018.1143
100 Park Ave. Unit 707
Calumet City, IL 60409

6/24/24
10:13 AM
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WARRANTY DEED

THE GRANTOR, **JOHN E. DAVIS and TAKSINA DAVIS husband and wife**, of St Charles, Kane County, Illinois, and **ALICE DAVIS** a widow, of Calumet City, Cook County Illinois for and in consideration of the sum of Ten and 00/00 (\$10.00) dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Cynthia Gordon** a woman, and **Janice Coleman** a woman of Calumet City, Illinois 60193 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

=== FOR RECORDER'S USE ONLY ===

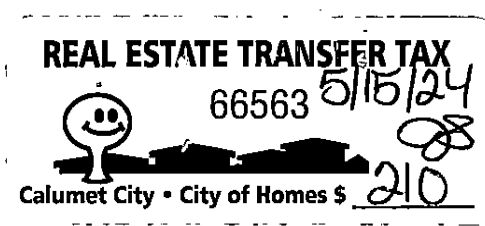
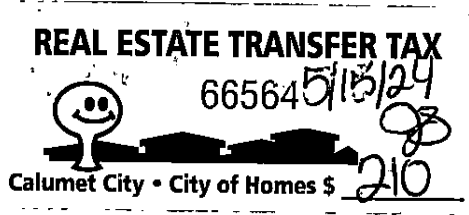
SEE ATTACHED

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

Subject to the real estate taxes for the second installment of 2023 and all subsequent years, applicable zoning and buildings laws and ordinances.


PIN: **29-24-100-018-1143**

Address of Real Estate: **100 Park Avenue, Unit 707, Calumet City, Illinois 60409**



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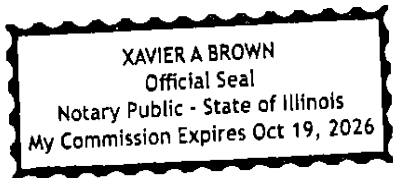
Dated this 13th day of March 2024.


X 
JOHN E. DAVIS

STATE OF IL)
COUNTY OF Kane) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JOHN E. DAVIS**, 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 this instrument, 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 13th day of March 2024.





Notary Public

Proposed Cook County Clerk's Office

UNOFFICIAL COPY

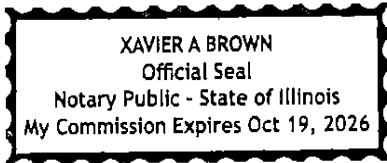
Dated this 13th day of March 2024.

X *Taksina Davis*
TAKSINA DAVIS

STATE OF IL)
COUNTY OF Kane) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **TAKSINA DAVIS**, 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 she signed this instrument, 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 13th day of March 2024.



Xavier A Brown
Notary Public

PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY

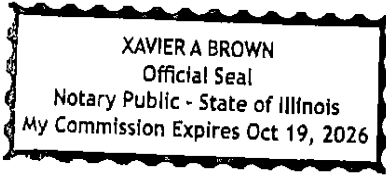
Dated this 13th day of March 2024.

X Alice Davis
ALICE DAVIS

STATE OF IL)
COUNTY OF Kane) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **ALICE DAVIS**, 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 she signed this instrument, 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 13th day of March 2024.



[Signature]
Notary Public

Instrument Prepared by:

Janet Willerman Ellingson
Attorney at Law
30 N. Airlite Street, Suite D
Elgin, Illinois 60123

Send Subsequent Tax Bills to:

Cynthia Gordon
Janice Coleman
100 Park Avenue, Unit 707
Calumet City, Illinois 60409

Return to:

Patrick J. Biggane
9924 Walden Parkway
Chicago, Illinois 60643

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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 774872

EXHIBIT A

The Land is described as follows:

PARCEL ONE:

UNIT NO. 707 PHM-07, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PARK OF RIVER OAKS CONDOMINIUM NO. 1A, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21712326, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE AND UPON LOT 4 IN RIVER OAKS WEST UNIT NO. 1, SUBDIVISION AFORESAID AND AS SET FORTH IN THE DECLARATION RECORDED NOVEMBER 15, 1971 AS DOCUMENT 21712320 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY TRUST NO. 24073 TO THE PARK OF RIVER OAKS CONDOMINIUM ASSOCIATION NO. 1A RECORDED JANUARY 14, 1986 AS DOCUMENT 86018571, OVER AND UPON LOT 1 IN RIVER OAKS UNIT NO. 1 SUBDIVISION AFORESAID AS CREATED BY SAID SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.

29-24-100-018-1143

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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REAL ESTATE TRANSFER TAX

04-Jun-2024



COUNTY:	26.25
ILLINOIS:	52.50
TOTAL:	78.75

29-24-100-018-1143

| 20240501696112 | 0-401-634-608