

# UNOFFICIAL COPY



Doc#: 1208325005 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/23/2012 12:44 PM Pg: 1 of 3

## WARRANTY DEED

**JAMES BURFORD**, a married man, 3311 W. 83<sup>rd</sup> Street, Chicago, IL 60652 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid hereby CONVEY(S) and WARRANT(S) to **MARILYN BRIGGS**, 14360 Yukon Avenue, Hawthorne, CA 90250 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 55 IN BLOCK 2 IN TENINGA AND COMPANY'S FIFTH IVANHOE MANOR, A SUBDIVISION OF BLOCK 2 IN TENINGA AND COMPANY'S FOURTH IVANHOE MANOR, A SUBDIVISION IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 29-03-114-015-0000

Address of Real Estate: 240 E. 141<sup>ST</sup> Place, Dolton, IL 60419

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY

VILLAGE OF DOLTON

OFFICE OF THE CLERK

240 E. 141<sup>ST</sup> PLACE

DOLTON, ILLINOIS

60419

3-23-12

No

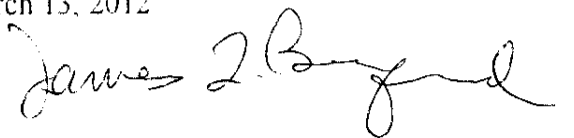
16817

*Attest*

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Dated this \_\_\_\_ day of March 13, 2012

**James Burford**



Name and Address of Taxpayer:  
Marilyn Briggs 14360 Yukon  
Avenue Hawthorne, CA 90250

STATE OF ILLINOIS            )  
  SS)  
COUNTY OF COOK  
)

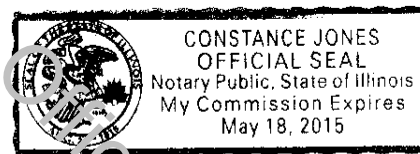
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, **James Burford**, 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 severally acknowledged that he signed and delivered that said instrument, as his free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and under this seal this 19 day of March 13, 2012

  
Notary Public

Commission expires: 05-18-15



**Prepared By:** *Gregory Braun, Esq., 2 North LaSalle Street, Ste. 1250, Chicago, Illinois 60602*

Return to after recording:

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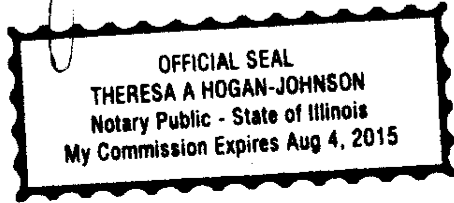
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

✓ Dated MARCH 13, 2012

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said JAMES BERFORD  
This 13<sup>th</sup> day of MARCH, 2012  
Notary Public [Handwritten Signature]

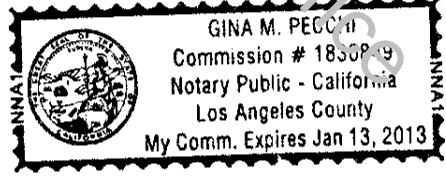


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date March 16, 2012

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Marilyn Briggs  
This 16 day of March, 2012  
Notary Public Gina M. Pecchi



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)