

# UNOFFICIAL COPY

Doc#: 2124208086 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/30/2021 10:11 AM Pg: 1 of 2

**Prepared By:**

Caputo & Popovic, P.C.  
17730 S. Oak Park Avenue, Unit B  
Tinley Park, IL 60477

**Send Tax Bill To:**

Keithan Hedrick  
Quiante Hedricks  
1539 Tice Ct  
Flossmoor, IL 60422

Dec ID 20210701613205  
ST/CO Stamp 0-170-206-992 ST Tax \$515.00 CO Tax \$257.50

**Mail Originals To:**

Law Office of Mark Berardi  
280 VETERANS HWY, 2ND FLOOR  
New Lenox, IL 60453  
Keithan Hedrick  
1539 Tice Ct  
Flossmoor, IL 60422

## WARRANTY DEED

THE GRANTORS, James E. Tolbert III and Estella M. Tolbert, Husband and Wife, for and in consideration of \$10.00 dollars in hand paid, CONVEY AND WARRANT to THE GRANTEES Keithan Hedrick and Quiante Hedricks, as all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*to* Not as tenants in common, nor as joint tenants but as tenants by the entirety.


SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General Taxes for 2021 and subsequent years and covenants, conditions, easements and restrictions of record.

Permanent Index Number (PIN): 31-11-308-018-0000

Address of Property: 1539 Tice Ct, Flossmoor, IL 60422

DATED THIS 22 DAY OF July, 2021.

  
James E. Tolbert III

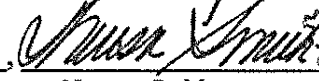
  
Estella M. Tolbert

Official Seal  
Notary Public Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
10/13/2021

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that James E. Tolbert III and Estella M. Tolbert, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free voluntary act, 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 22 Day of July, 2021.

Commission expires: 10/13/2021  
  
Notary Public

Official Seal  
Theresa Smith  
Notary Public State of Illinois  
My Commission Expires 10/13/2021



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## LEGAL DESCRIPTION

LOT 117 IN BALLANTRAE OF FLOSSMOOR UNIT 4, BEING A SUBDIVISION OF THOSE PORTIONS OF NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
1539 Tice Ct  
Flossmoor, IL 60422

PIN#: 31-11-308-013-0000

REAL ESTATE TRANSFER TAX		20-Aug-2021
	COUNTY:	257.50
	ILLINOIS:	515.00
	TOTAL:	772.50
31-11-308-018-0000   20210701613205   0-170-206-992		

Property of Cook County Clerk's Office