

UNOFFICIAL COPY

STC 1440330 *lofz*

Doc# 2134833202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2021 02:30 PM Pg: 1 of 4

Dec ID 20211201659915
ST/CO Stamp 2-121-626-256 ST Tax \$125.00 CO Tax \$62.50

Warranty DEED ILLINOIS STATUTORY

MAIL TO:

Erika Jean Kent
15534 University Ave.
Dolton, IL 60419

NAME AND ADDRESS OF TAXPAYER:

Erika Jean Kent
15534 University Ave.
Dolton, IL 60419

Above Space for Recorder's use only

THE GRANTOR, CHARLES AUSTIN, an unmarried man and ANDREW B. AUSTIN, ^{**}
a married man, of 74206 W. 153rd St, Unit 1E, Oak Park, IL 60264 and in consideration of
Ten DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND
WARRANTS to GRANTEE, ERIKA JEAN KENT, an unmarried woman, of
15534 University Ave, Dolton, IL 60419, all interest in the following described real estate situated
in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PERMANENT INDEX NUMBER: 29-14-142-049-0000

PROPERTY ADDRESS: 15534 University Ave., Dolton, IL 60419

** THIS IS NOT HOMESTEAD PROPERTY AS TO ANDREW B. AUSTIN

[SIGNATURE PAGE TO FOLLOW]

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX
ADDRESS 15534 University Ave Dolton No. 24726
ISSUE 12-10-2021 EXPIRED 1-4-2022
AMT \$50.00
TYPE Warranty
VILLAGE COMPTROLLER [Signature]

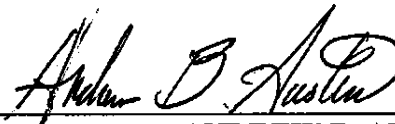
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IN WITNESS WHEREOF, said GRANTOR has caused these presents to be signed this

23 day of November, 2021



CHARLES AUSTIN



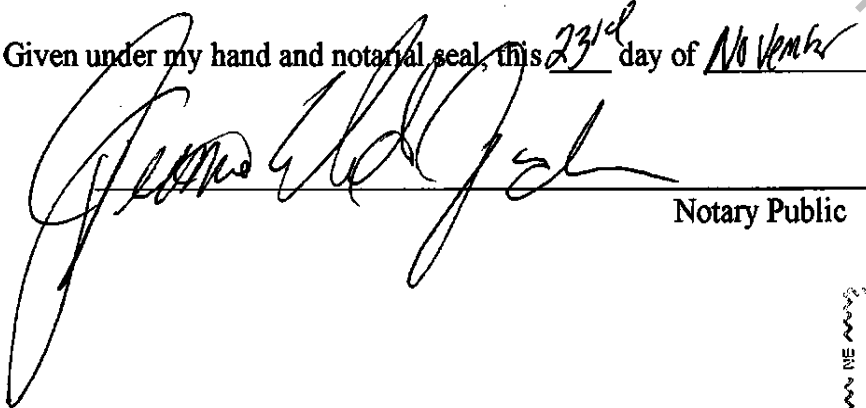
ANDREW B. AUSTIN

Property of Cook County Clerk's Office

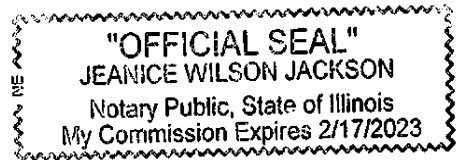
STATE OF ILLINOIS
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHARLES AUSTIN and ANDREW B. AUSTIN, known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a free and 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 notarial seal, this 23rd day of November, 2021



Notary Public



PREPARED BY: KMR Law Group | 333 S. Wabash Avenue, Suite 2700, Chicago, IL 60604

| REAL ESTATE TRANSFER TAX | | 10-Dec-2021 |
|--------------------------|--|-------------|
| COUNTY: | | 62.50 |
| ILLINOIS: | | 125.00 |
| TOTAL: | | 187.50 |

29-14-142-049-0000 | 20211201659915 | 2-121-626-256

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Exhibit A - Legal Description

The North 22 feet of Lot 18, Lot 19 (except the North 15 feet thereof) in Block 9 in Simpson Home Developers Craig Manor Subdivision, being a Subdivision of Part of Lots 4 to 6 in Part of the West 1/2 of Section 14, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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Village of Dolton Housing Department

14122 Chicago Rd. Phone: 708.201.3263 Fax: 708.201.3233



Certificate of Compliance As-Is Sale

Date: 12/6/2021

Certificate #: 211206-001

This is to certify that the building/premises described below has been inspected for compliance with all applicable codes of the Village of Dolton and is approved for sale only.

Property Address: 15534 University Avenue

Owner: Erika Jean Kent

It is understood that this is an "As Is" Sale and all violations must be corrected before occupancy. Upon correction of the violations, a re-inspection must be scheduled. Failure to correct violations and/or occupancy of the property carries a \$500.00 fine.

THIS HOUSE IS APPROVED FOR CLOSING – NOT OCCUPANCY

Approved:

Dareon West

Housing Clerk

Village Seal

14122 Chicago Rd. Dolton, Illinois 60419 Phone: 708.201.3263 Fax: 708.201.3233