

UNOFFICIAL COPY

Doc#. 2207420370 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2022 12:03 PM Pg: 1 of 2

Warranty Deed Statutory (ILLINOIS)

Dec ID 20220201632715
ST/CO Stamp 1-666-852-240 ST Tax \$180.00 CO Tax \$90.00

THIS INDENTURE made this 25th day
of February, 2022, between
Ann E. Sedgwick, of the City of
Chicago, County of Cook, and State of
Illinois, party of the first part, and Erik J.
Jackson, of the City of
Matteson, County of
Cook and State of
Illinois, party of
the second part, WITNESSETH:

That the party of the first part, Ann E.
Sedgwick, a divorced woman not
since remarried, for and in
consideration of the sum of ten
Dollars (\$10.00), in hand paid

FOR RECORDER'S USE ONLY

convey and warrant to the party of the second part, Erik Jackson, a single man,

the following described Real Estate, to wit:

LOTS 19 AND 20 IN BLOCK 11 IN FLOSSMOOR HIGHLANDS SUBDIVISION IN THE WEST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

situated in the County of Cook, in the State of Illinois. This is non-homestead property for the Seller.

Subject only to: covenants, conditions, and restrictions of record, building lines and easements, if any;
general real estate taxes not due and payable at the time of closing.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.

Permanent Real Estate Index Number:

31-02-307-023-0000 and 31-02-307-024-0000

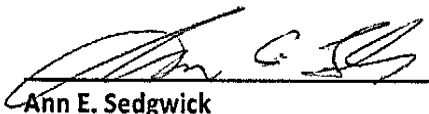
Address of Real Estate:

18814 Avers Ave., Flossmoor, IL 60422

IN WITNESS WHEREOF, the parties of the first part has hereunto set their hands and seals the day and
year first above written.

Dated this 25th day of February, 2022

Old Republic Title #22146915
9601 Southwest Highway
Oak Lawn, IL 60453

 (SEAL)
Ann E. Sedgwick

2/3

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STATE OF ILLINOIS)
)
COUNTY OF WILL COOK) SS.

I, A. COLEMAN, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Ann E. Sedgwick, a divorced woman not since remarried, 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 and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

GIVEN under my hand and official seal this 25TH day of FEBRUARY, 2022.



A. Coleman
Notary Public

Future taxes to: Erik Jackson
18814 Avers Ave.
Flossmoor, IL 60427

Return to: _____
Theresa Berkay
1938 E. Lincoln Hwy #214
New Lenox IL 60451

Prepared by: Denee Jones, Attorney
167 N. Ottawa Street, Suite 201
Joliet, Illinois 60432

REAL ESTATE TRANSFER TAX		04-MAR-2022	
	COUNTY:		90.00
	ILLINOIS:		180.00
	TOTAL:		270.00
31-02-307-023-0000		20220201632715 1-666-852-240	