

AFF-2117202 <sup>13</sup>

# UNOFFICIAL COPY

Doc#. 2208821148 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/29/2022 09:54 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20220301653851  
ST/CO Stamp 1-624-579-472 ST Tax \$115.00 CO Tax \$57.50

THIS INDENTURE WITNESSETH, that the Grantor, Charlotte Ambrose, a married person (Grantor's address: 4112 W. 91<sup>st</sup> Pl, Oak Lawn, IL 60453), for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to Anthony Jackson (Grantee's address: 300 Milburn, Crete, IL 60417), all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

\* a married man

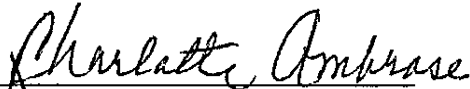
SEE ATTACHED LEGAL DESCRIPTION

Address: 1141 Leavitt Avenue, #115, Flossmoor, IL 60422  
P.I.N.: 31-12-202-064-1010

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to the following: 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.

Dated this 15 day of March, 2022.

  
Charlotte Ambrose

\*This is not homestead property

This Instrument was Prepared by:  
O'Keefe, Rivera & Berk, LLC  
55 W Wacker Drive, Suite 1400  
Chicago, IL 60601

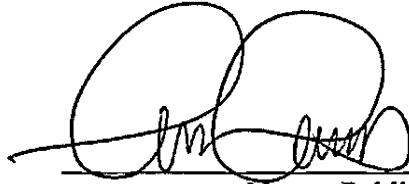
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Charlotte Ambrose, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of March, 2022



  
\_\_\_\_\_  
Notary Public

Mail to:

~~Ivory W. Lee~~  
~~1141 Leavitt Avenue, #115~~  
~~Flossmoor, IL 60422~~  
Anthony Jackson  
1141 Leavitt Ave #115  
Flossmoor IL 60422

Send Subsequent bills to:

~~Ivory W. Lee~~  
~~1141 Leavitt Avenue, #115~~  
~~Flossmoor, IL 60422~~  
Anthony Jackson  
1141 Leavitt Ave #115  
Flossmoor IL 60422

### REAL ESTATE TRANSFER TAX

23-Mar-2022



COUNTY:	57.50
ILLINOIS:	115.00
TOTAL:	172.50

31-12-202-064-1010

| 20220301653851 | 1-624-579-472

# UNOFFICIAL COPY



Affinity Title Services, LLC

**Affinity Title Services, LLC**5301 Dempster Street, Suite 206  
Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

## EXHIBIT A

**Address Given:** 1141 Leavitt Avenue #115  
Flossmoor, IL 60422**Permanent Index No.:** 31-12-202-064-1010**Legal Description:**

UNIT 115 AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOT 1 IN RESUBDIVISION OF LOTS 1 AND 8 BOTH INCLUSIVE OF SUBDIVISION OF SOUTH 300 FEET OF LOT 1, IN BLOCK 2 IN WELLS AND NELLEGARS SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF ILLINOIS CENTRAL RAILROAD COMPANY, OF NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 AND KNOWN AS TRUST NUMBER 76407 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22628042, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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.*