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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2310841058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2023 10:35 AM Pg: 1 of 2

Dec ID 20230401692489
ST/CO Stamp 0-882-840-784 ST Tax \$175.00 CO Tax \$87.50

THE GRANTOR, **Cameron Clifford**, a single woman, of 10316 S. Keating, Unit A 5, Village of Oak Lawn, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and Warrants, to **ANTHONY JAMES**, *an unmarried man*, of *Crest Hill, IL 10911 S Lloyd Dr #2*, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT A-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WINDPOINT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 23767178, IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number: **24-15-100-043-1005**

Address of Real Estate: **10316 S. Keating Avenue, Unit A 5, Oak Lawn, IL 60453**

Dated this 11 day of April, 2023

Village of Oak Lawn Real Estate Transfer Tax \$500 06261

Village of Oak Lawn Real Estate Transfer Tax \$300 05729

Village of Oak Lawn Real Estate Transfer Tax \$50 07144

Village of Oak Lawn Real Estate Transfer Tax \$25 05787

FIDELITY NATIONAL TITLE OC 23004662

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Cameron Clifford

Cameron Clifford

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cameron Clifford, 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, sealed and delivered the said instrument as her 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 official seal, this 11 day of April, 2023.



Julie K. Lawler
(Notary Public)

Prepared By: Julie K. Lawler
Law Office of Julie K. Lawler, LLC
7808 West College Drive, Suite 4SE
Palos Heights, IL 60463

GRANTEE'S ADDRESS

Mail To: *Anthony James*
10316 S. Keating Ave., Unit A5
Oak Lawn, IL 60453

Name & Address of Taxpayer:

