

# UNOFFICIAL COPY

Doc# 2317406270 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/23/2023 12:35 PM Pg: 1 of 2

Dec ID 20230501633898  
ST/CO Stamp 0-723-498-704 ST Tax \$175.00 CO Tax \$87.50

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, Deborah Dakes, an unmarried woman, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS TO Jonathan Coleman, a named man of 1735 Tina Lane, Flossmoor, IL 60430 the following described real estate, to-wit:

**LOT 14 IN BLOCK 14 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF THE DIXIE HIGHWAY PRODUCED TO A POINT WHERE SAID CENTER LINE INTERSECTS THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927 AS DOCUMENT 9675674 IN COOK COUNTY, ILLINOIS.**

BW23065941 1672  
2791 17659927mg

Permanent Real Estate Index Number: 29-31-107-014-0000

Address of Real Estate: 17633 Hillside Avenue, Homewood, IL 60430

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 15<sup>th</sup> day of June 2023.

### REAL ESTATE TRANSFER TAX

23-Jun-2023



COUNTY:	87.50
ILLINOIS:	175.00
TOTAL:	262.50

29-31-107-014-0000

| 20230501633898 | 0-723-498-704

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*Deborah Dakes*  
Deborah Dakes

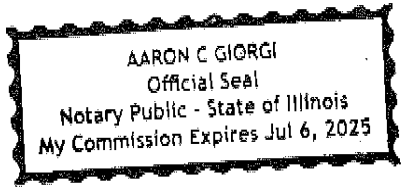
STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Deborah Dakes is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 1<sup>st</sup> day of ~~May~~ <sup>June</sup> 2023.

*A. C. Giorgi*  
Notary Public

This Instrument was prepared by:  
Giorgi & Bonomo, LLC  
444 N Michigan Ave Ste 1200  
Chicago IL 60611



Future Tax Bills to:  
Jonathan Coleman  
17633 Hillside Avenue  
Homewood, IL 60430

After recording return document to:  
~~Jonathan Coleman~~  
~~17633 Hillside Avenue~~  
~~Homewood, IL 60430~~

*Jolie Annette Jones*  
*Jolie Annette Jones, P.C.*  
*14815 Cicero, Suite 2E*  
*Oak Forest, IL 60452*