

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2320233021 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2023 09:14 AM Pg: 1 of 2

MAIL TO:

LAW OFFICE OF DIONNA REYNOLDS
9721 W. 165TH ST, STE. 22
ORLAND PARK, IL 60467

Dec ID 20230501626352
ST/CO Stamp 1-836-716-496 ST Tax \$235.00 CO Tax \$117.50

NAME & ADDRESS OF TAXPAYER:

CONSHA A. GRIFFIN
158 CHESTNUT ST.
PARK FOREST, IL 60466

THE GRANTOR, REDFORD HOMEBUYERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 34 Magnolia Drive, Streamwood, IL 60107, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CONSHA A. GRIFFIN, a non-married woman of 250 Pharr Rd NE Mt 1305 Atlanta, GA 30305 all its rights, title, and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 36 IN BLOCK 2 IN FOREST VIEW, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED AS DOCUMENT 16688375 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for the year 2022 and subsequent years not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number: 32-31-119-019-0000

23157613 2/3
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Address of Real Estate: 158 Chestnut St., Park Forest, IL 60466

*This is non-homestead Property

COOK COUNTY
REAL ESTATE
TRANSFER TAX **1.175** dollars **00** cents

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Dated this 22 day of May, 2023.

REDBIRD HOMEBUYERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: AARON SANCHEZ, MEMBER/MANAGER

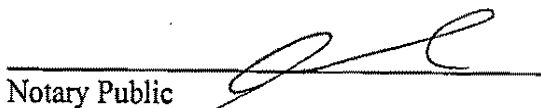

AARON SANCHEZ

STATE OF ILLINOIS
COUNTY OF COOK

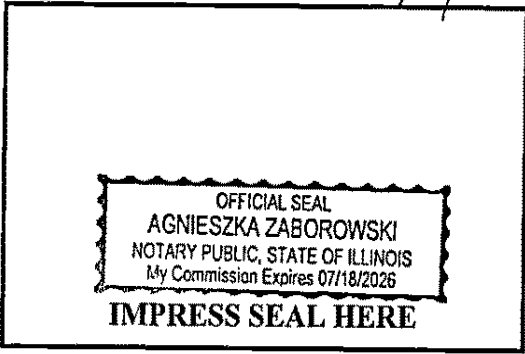
REAL ESTATE TRANSFER TAX		19-JUL-2023	
COUNTY:	117.50		
ILLINOIS:	235.00		
TOTAL:	352.50		
32-31-119-019-0000	20230501626352	1-836-716-496	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT AARON SANCHEZ**, 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 he signed, sealed and delivered said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 22 day of May, 2023.


Notary Public

My commission expires on: 7/18/26



COOK COUNTY-ILLINOIS TRANSFER
STAMP EXEMPT UNDER PROVISIONS OF
PARAGRAPH _____, SECTION 31-45 REAL
ESTATE TRANSFER ACT.

DATE: _____

BUYER, SELLER, OR REPRESENTATIVE

Prepared by:

Ashley M. Wilson, Attorney at Law
2315 N. Club Rd.
McHenry, IL 60051
P: (815)-347-9566

**This conveyance must contain the name and address of the Grantee for tax billing purposes:

(Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).