

# UNOFFICIAL COPY

#86105  
**WARRANTY DEED**  
**Illinois Statutory**

Doc# 2323413226 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/22/2023 12:28 PM Pg: 1 of 3

Mail to:  
Bryant & Dionysia Green  
6247 Boca Rio Dr  
Oak Forest IL 60452

Dec ID 20230801601387  
ST/CO Stamp 2-042-652-112 ST Tax \$340.00 CO Tax \$170.00

Name & Address of Taxpayer:  
**Bryant Green**  
**6247 Boca Rio Drive**  
**Oak Forest, IL 60452**

## RECORDER'S STAMP

The GRANTOR(S) **Brian Stokes and Jill Stokes**, husband and wife, of 6247 Boca Rio Drive, Oak Forest, IL 60452 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Bryant Green and Dionysia Green**, a married couple, of 15145 Ridgeland Avenue, Oak Forest, IL 60452 Not as Tenants in Common ~~but as Joint Tenants~~, all interest in the following described land in the County of **Cook**, State of **Illinois**; to wit:  
**But as Tenants by the Entirety**

SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT A

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all governmental taxes or assessments confirmed and unconfirmed; 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. TO HAVE AND TO HOLD said premises forever.


PIN: 28-17-117-016-0000 ✓

Property Address **6247 Boca Rio Drive, Oak Forest, IL 60452** ✓

Dated: August 16, 2023

  
\_\_\_\_\_  
**Brian Stokes** (seal)

\_\_\_\_\_  
(seal)

  
\_\_\_\_\_  
**Jill Stokes** (seal)

\_\_\_\_\_  
(seal)

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[illegible]

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Brian Stokes and Jill Stokes** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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, August 16, 2023



WITNESS my hand and official seal.

Signature Francisco Garcia

My Commission Expires 8-1-25

(Seal)

County - Illinois Transfer Stamps  
Exempt under provisions of paragraph  
\_\_\_\_\_ Section 31-45, Real Estate  
Transfer Tax Law  
Date: \_\_\_\_\_  
\_\_\_\_\_  
Buyer, Seller or Representative

**\*\*This conveyance must contain the name and address of 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).**

Prepared by:

Michael Gruszeczki

33 N. Dearborn, Ste 1950

Chicago, IL 60602

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LOT 16 IN BLOCK 16 OF THE 2ND ADDITION TO MEDEMA'S EL VISTA GARDEN'S, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1967 AS DOCUMENT. 20249424, IN COOK COUNTY, ILLINOIS

P.I.N. 28-17-117-016-0000

C/K/A 6247 LOCA RIO DRIVE, OAK FOREST, IL 60452

HERITAGE TITLE COMPANY  
5349 W LAWRENCE AVE  
CHICAGO, IL 60630

Property of Cook County Clerk's Office