

# UNOFFICIAL COPY

**ILLINOIS WARRANTY DEED**

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

**PROPERTY IDENTIFICATION NUMBER:**

**29-11-103-017-0000**

**MAIL RECORDED DEED TO:**

**KENYA MILLER**

839 CALIFORNIA AVENUE

DOLTON, ILLINOIS 60419

**ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT**

**NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON DOC#95599924):**

**GRANTOR: JESSIE L. ROBY-RICKS nka JESSIE L. HANNAH** (an UNMARRIED WOMAN)

of 839 CALIFORNIA AVENUE, IN DOLTON, ILLINOIS 60419, in THORNTON TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on this TWENTY-EIGHTH DAY OF DECEMBER IN THE YEAR 2023 to the following GRANTEE for whom the **FUTURE TAX BILL SHOULD BE MAILED TO:**

**GRANTEE: KENYA MILLER** (an UNMARRIED WOMAN)

Now of 839 CALIFORNIA AVENUE, IN DOLTON, ILLINOIS 60419, in THORNTON TOWNSHIP

**THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:**

**COMMONLY REFERRED TO ADDRESS THAT FUTURE TAX BILLS SHOULD BE MAILED TO:**

839 CALIFORNIA AVENUE, IN DOLTON, ILLINOIS 60419, in THORNTON TOWNSHIP

**PROPERTY INDEX NUMBERS:**

**29-11-103-017-0000**

**LEGAL DESCRIPTION: SEE ATTACHED PAGE THREE (3)**

**THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP, ATTORNEY REED**  
LOCATED AT 625 EAST 170TH STREET, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473

Doc#: 2400446044 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/04/2024 02:47 PM Pg: 1 of 4

Dec ID 20231201604380

ST/CO Stamp 0-924-887-088 ST Tax \$180.00 CO Tax \$90.00

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**ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2**

FURTHERMORE, THIS WARRANTY DEED CONVEYS THE 100% INTEREST IN FEE SIMPLE OWNED BY JESSIE L. ROBY-RICKS nka JESSIE L. HANNAH, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON MAY 18TH, 1997 AND RECORDED ON NOVEMBER 10TH, 1994 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 94957625.

Finally, the **GRANTOR: JESSIE L. ROBY-RICKS nka JESSIE L. HANNAH (AN UNMARRIED WOMAN)** does now hereby **WAIVE & RELEASE ALL RIGHTS TO HER 100% INTEREST** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, **KENYA MILLER**, LOCATED AT 839 CALIFORNIA AVENUE, IN DOLTON, ILLINOIS 60419 in **FEE SIMPLE**. Also, this WARRANTY DEED PURSUANT TO §765 ILCS 5/9 and is SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 and the CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION, as well as ANY RESPECTIVE ORDINANCE REQUIRED BY THE VILLAGE OF DOLTON, AND FOR THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.

*Jessie L. Hannah*  
\_\_\_\_\_

*12-28-23*

GRANTOR: JESSIE L. ROBY-RICKS nka JESSIE L. HANNAH (OWNER OF RECORD)      DATE SIGNED ABOVE:

**NOTARY VERIFICATION SECTION**

STATE OF ILLINOIS      )  
                                          ) SS  
COUNTY OF COOK      )



I, ATTORNEY MARIO A. REED, ESQ. A NOTARY PUBLIC in the STATE OF ILLINOIS while in the COUNTY OF COOK do hereby swear and affirm that JESSIE L. ROBY-RICKS nka JESSIE L. HANNAH appeared before me on THE ABOVE-INDICATED DATE and affixed her/his/their respective signature to the foregoing WARRANTY DEED under her/his/their own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY STAMP BELOW:**

*MR*

NOTARY PUBLIC SIGNATURE ABOVE

PAGE 2 OF 3 including LEGAL DESCRIPTION



**UNOFFICIAL COPY****ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3****ATTACHED LEGAL DESCRIPTION**

THE NORTHWESTERLY ONE-HUNDRED FORTY-EIGHT POINT TWENTY-NINE (148.29) FEET OF LOT FOUR (4) IN SECOND (2ND) ADDITION TO CALIFORNIA SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ELEVEN (11), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1979 AS DOCUMENT NUMBER 24883815 IN COOK COUNTY, ILLINOIS.

**ILLINOIS, COOK COUNTY & VILLAGE OF DOLTON TRANSFER TAX STAMPS**

VILLAGE OF DOLTON  
 WATER REAL PROPERTY TRANSFER TAX No. 26729  
 ADDRESS 539 California  
 ISSUE 11/3/24 EXPIRES 2/3/24  
 AMT 50.60  
 TYPE Warranty Dolan

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**REAL ESTATE TRANSFER TAX**

03-Jan-2024



<b>COUNTY:</b>	90.00
<b>ILLINOIS:</b>	180.00
<b>TOTAL:</b>	270.00

29-11-103-017-0000

| 20231201604380 | 0-924-887-088

Property of Cook County Clerk's Office