

UNOFFICIAL COPY

Near North Title Group
AP2401309



Doc# 2407822057 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/18/2024 2:29 PM
PAGE: 1 OF 3

Warranty Deed Statutory (Illinois)

THE GRANTOR, **Jeffrey Buford**, a married man, of the Village of Flossmoor, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Antonio Dawkins**, a Married man, of the City of Chicago, State of Illinois, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2020 and thereafter, to covenants, conditions, and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

Permanent Index Number(s): 31-11-311-003-0000

Property Address: 3731 Ballantrae Way, Flossmoor, Illinois 60422

Dated this 11 day of MARCH, 2024.

Jeffrey Buford

Yvette Buford

REAL ESTATE TRANSFER TAX		18-Mar-2024	
	COUNTY:	280.00	
	ILLINOIS:	560.00	
	TOTAL:	840.00	
31-11-311-003-0000		20240301650741 1-854-143-024	

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

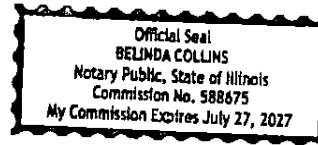
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey Buford and Yvette Buford, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as 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, this 11 day of March, 2024.



Notary Public

My commission expires July 27, 2027



THIS DOCUMENT PREPARED BY:

Maurice L. Gue
GUE LAW, LLC
180 North Stetson Avenue, Suite 3500
Chicago, Illinois 60601

MAIL RECORDED TO *

MAIL TAX BILL TO:

Antonio Dawkins
3731 Ballantrae Way
Flossmoor, Illinois 60422

MAIL RECORDED DEED TO:

~~Kathleen O'Keefe-Rivera
O'Keefe, Rivera & Berk, LLC
5620 West 95th Street
Oaklawn, Illinois 60453~~

Property of Cook County Clerk's Office

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EXHIBIT A

LOT 103 IN BALLANTRAE OF FLOSSMOOR UNIT 4, BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

Property of Cook County Clerk's Office