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Doc#: 2413124281 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/10/2024 12:09 PM Pg: 1 of 2

Dec ID 20240401686853

ST/Co Stamp 1-581-603-120 ST Tax \$150.00 CO Tax \$75.00

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 24163799

THIS INDENTURE WITNESSETH, that the Grantor(s), **Anthony Jackson**, a single man of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **Charisma S. Mabry**, a single/married woman whose address is TINLEY PARK, ILLINOIS, the following described real estate, to-wit:

UNIT 115 AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:
LOT 1 IN RESUBDIVISION OF LOTS 1 AND 8 BOTH INCLUSIVE OF SUBDIVISION OF SOUTH 300 FEET OF LOT 1, IN BLOCK 2 IN WELLS AND NELLEGAS SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF ILLINOIS CENTRAL RAILROAD COMPANY, OF NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 AND KNOWN AS TRUST NUMBER 76407 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22628042, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 31-12-202-064-1010

Address of Real Estate: 1141 Leavitt Ave Unit 115, Flossmoor, IL 60422

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 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 24th Day of April, 2024



Anthony Jackson

UNOFFICIAL COPY

STATE OF IL)
COUNTY OF (Cook)) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **Anthony Jackson**, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 this 24th day of April, 2024.



Dontee Brown
Notary Public



This Instrument was prepared by:
Dontee Brown
16335 S. Harlem Avenue, Suite 400
Tinley Park IL 60477

Future Tax Bills to:
C. MABRY
1141 LEAVITT AVE # 115
FLOSSMOOR, IL. 60422

After recording return document to:
C. MABRY
P.O. BOX 196
MIDLOTHIAN, IL. 60445

REAL ESTATE TRANSFER TAX		05-May-2024
	COUNTY:	75.00
	ILLINOIS:	150.00
	TOTAL:	225.00

31-12-202-064-1010 | 20240401686853 | 1-581-603-120