

# UNOFFICIAL COPY



Doc#: 1302529018 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2013 10:00 AM Pg: 1 of 4

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

3 of 14

THE GRANTOR:

1240311 SW  
YOLANDA MATHEWS, an unmarried person of the State of Illinois for and in consideration of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE VILLAGE OF BROADVIEW, a municipal corporation, 2350 S. 25<sup>th</sup> Avenue, Broadview, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 1/2 OF THE VACATED PUBLIC ALLEY LYING WEST OF LOTS 39 THROUGH 41 INCLUSIVE (AS DOCUMENT NUMBER) IN BLOCK 4 IN WESTERN ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1888, AS DOCUMENT NUMBER 1000472, IN COOK COUNTY, ILLINOIS.

PINS - 15-15-400-028-0000, 15-15-400-029-0000 and 15-15-400-030-0000

SUBJECT TO: General taxes for the year 2012 and subsequent years; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; covenants, conditions and restrictions of record and easements, as long as they do not materially interfere with the intended use of the Property; and public roads and highways and easements pertaining thereto.

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

Dated this 23<sup>rd</sup> day of January 2013

Address: Alley adjacent to 1824 S. 16<sup>th</sup> Avenue, Broadview, IL 60155

YOLANDA MATHEWS

Exempt under provision of Paragraph B.  
Section 31-45 of the Real Estate Transfer  
Tax Law (35 ILCS 200/31-45).

Old Republic National Title Insurance Company  
20 South Clark Street  
Suite 2000  
Chicago, IL 60603

**TRANSFER STAMP**  
CERTIFICATE OF COMPLIANCE  
*Village of Broadview*

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT YOLANDA MATHEWS 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 official seal, this 23rd day of January 2013.



Philip Fornaro (Notary Public)

**Prepared by:**

Philip M. Fornaro & Associates Ltd.  
9140 Broadway Avenue  
Brookfield IL 60513

**Mail to:**

Tim Foley  
Philip M. Fornaro & Associates Ltd.  
9140 Broadway Avenue  
Brookfield IL 60513

**Name and Address of Taxpayer:**

Village of Broadview  
2350 S. 25<sup>th</sup> Avenue  
Broadview IL 60155

Property of Cook County Clerk's Office

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## Exhibit "A" – Legal Description

THE EAST 1/2 OF THE VACATED PUBLIC ALLEY LYING WEST OF LOTS 39 THROUGH 41 INCLUSIVE (AS DOCUMENT NUMBER) IN BLOCK 4 IN WESTERN ADDITION, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1888, AS DOCUMENT NUMBER 1000472, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

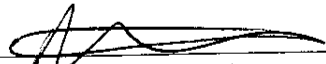
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## STATEMENT BY GRANTOR AND GRANTEE

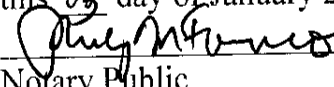
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire a hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

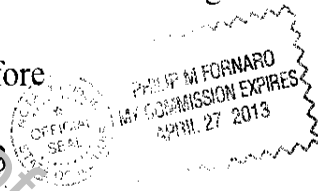
Dated January 23<sup>rd</sup> 2013

Signature: \_\_\_\_\_

  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 23<sup>rd</sup> day of January 2013

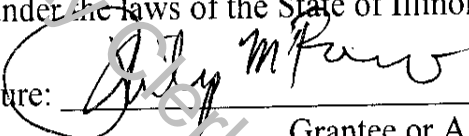
  
Notary Public



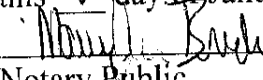
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

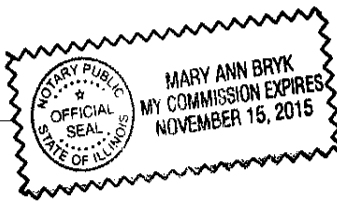
Dated January 23<sup>rd</sup> 2013

Signature: \_\_\_\_\_

  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 23<sup>rd</sup> day of January 2013

  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)