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Doc# 1626756027 Fee \$42.00
RHSP Fee: \$9.00 RPHF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2016 10:13 AM Pg: 1 of 3

Property of Cook County Clerk's Office

TO Record: Warranty Deed

Return to: Lynn Paiva

Burnet Title
1301 W. 22nd Street
Oak Brook, IL 60523

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**WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenants**

BT 16-0744
1st 2

*9533 Lincoln Avenue

THE GRANTORS, BRADLEY ERICKSON, a single person, of the Village of Brookfield, State of Illinois, for and in consideration of Ten and 00/100s Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to JULIO C. MORALES, a single man, and MARCO A. MORALES, married to Vanessa Eugenia Burgos, 1918 S. Grove 2nd Fl., Berwyn, IL 60402, Illinois, AS JOINT TENANTS, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 34 AND 35 IN BLOCK 86 IN S.E. GROSS' THIRD ADDITION TO GROSSDALE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 LYING NORTH OF THE ROAD KNOWN AS OGDEN AVENUE (EXCEPT RAILROAD) ALSO THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF OGDEN AVENUE ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2015 and subsequent years not due and payable at the time of Closing; 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 property

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

Permanent Real Estate Index Number: 18-03-221-050-0000
Address of Real Estate: 4140 Forest Ave., Brookfield, IL 60513

Dated this 2 day of 2nd August 2016


BRADLEY ERICKSON

S Y
P Z
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W N
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E Y
BT 91

REAL ESTATE TRANSFER TAX



COUNTY: 145.00
ILLINOIS: 290.00
TOTAL: 435.00

02-Sep-2016

18-03-221-050-0000

| 20160801639511 | 1-711-414-080

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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, CERTIFY that BRADLEY ERICKSON, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 2nd day of August 2016 .

Mary Ann Bryk
(Notary Public)



Prepared by:
Fornaro Law -- Phillip Fornaro
1022 S. La Grange Road
La Grange, IL 60525

Mail to:
Maurice Sone
831 N. Ashland
Chicago, IL 60618

Name and Address of Taxpayer:
Julio C. & Marco Morales
4140 Forest Ave.
Brookfield, IL 60513

Property of Cook County Clerk's Office