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Doc#: 1729839089 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/25/2017 10:23 AM Pg: 1 of 3

Dec ID 20170901626441
ST/CO Stamp 0-413-167-552 ST Tax \$300.00 CO Tax \$150.00

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

423708 K02UH
MRE01802EF

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTORS, FRANK STEBBINS and ROSEMARIE STEBBINS, husband and wife, of the Village of LaGrange, 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 MICHAEL FARNSWORTH, divorced and not since remarried, 6416 West 33rd Street, Berwyn, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

LOT 5 IN FOREST AVENUE RESIDENCE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 12 TO 17 IN BLOCK 17 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED JUNE 11, 2001 AS DOCUMENT 0010506099 AND AS CREATED BY DEED FROM WESTERN SPRINGS NATIONAL BANK AND TRUST, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1998 AND KNOWN AS TRUST NUMBER 3659.

SUBJECT TO: General real estate taxes for 2017 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: 15-34-422-047-0000

Address of Real Estate: 3732 Forest Avenue, Brookfield, Illinois 60513

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Prepared by:

Fornaro Law
1022 S. La Grange Road
La Grange, IL 60525

Mail to:

Mr. Tom Brescia
801 North Cass Avenue
Westmont, Illinois 60559

Name and Address of Taxpayer:

Michael Farnsworth
3732 Forest Avenue
Brookfield, Illinois 60512

Property of Cook County Clerk's Office