



1809341137D

WARRANTY DEED
ILLINOIS STATUTORY

Doc# 1809341137 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2018 03:10 PM PG: 1 OF 3

FIRST AMERICAN TITLE

FILE # 2908948 1of2

THE GRANTORS, STEVEN A. MARDEROSIAN and KENDRA A. MARDEROSIAN, of 644 S. Grove Ave., Barrington, Cook County, Illinois and in consideration of the sum of TEN and 00/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to KATHLEEN ARMSTRONG, a single woman and MARGARET DRISCOLL, a single woman, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** as joint tenants*

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements and building lines; general real estate taxes for the year 2017 and subsequent years.

To have and hold as joint tenants, forever.

Permanent Real Estate Index Number(s) 15-34-114-012-0000; 15-34-114-013-0000; 15-34-114-014-0000

Address(es) of Real Estate: 3225 Madison Ave., Brookfield, IL 60513

THIS PROPERTY IS NOT HOMESTEAD and signature for waiver of homestead rights is not required.

Dated this 4th day of March, 2018.

STEVEN A. MARDEROSIAN

KENDRA A. MARDEROSIAN

REAL ESTATE TRANSFER TAX

20-Mar-2018



COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00

15-34-114-012-0000 | 20180301615537 | 0-268-480-032

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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, DO HEREBY CERTIFY that STEVEN A. MARDEROSIAN and KENDRA A. MARDEROSIAN 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 if applicable.

Given under my hand and official seal this 4th day of March, 2018.

Marie P. McGovern (Notary Public)



Prepared By: MARDEROSIAN LAW LLC
 111 North Ave., Suite 207
 Barrington, IL 60010
 (847) 801-9529

Mail To: ~~Kathleen Armstrong and Margaret Driscoll~~
~~3225 Madison Ave.~~
~~Brookfield, IL 60513~~

Victor R. Fernandez
 5054 W. Irving Park Rd.
 Chicago IL 60641

Name and Address of Taxpayer: Kathleen Armstrong and Margaret Driscoll
~~3225 Madison Ave.~~
~~Brookfield, IL 60513~~

11480 Circle Drive
 Burr Ridge, IL
 60527

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EXHIBIT A LEGAL DESCRIPTION

LOTS 35, 36 AND 37 IN BLOCK 40 IN S.E. GROSS' FIRST ADDITION TO GROSSDALE, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office