

UNOFFICIAL COPY

WARRANTY DEED
(Individual to Individual)

(ILLINOIS)
PAGE 1:

THE GRANTORS (NAME AND ADDRESS)

Daniel T. Simcoe and Suellen M. Simcoe
4147 Sunnyside Avenue
Brookfield, IL 60513

1/2 Chicago Title
18GWW380213SK

Doc#: 1822119174 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2018 10:01 AM Pg: 1 of 2

Dec ID 20180801648988
ST/CO Stamp 1-612-631-840 ST Tax \$350.00 CO Tax \$175.00

THE GRANTORS, Daniel T. Simcoe and Suellen M. Simcoe, husband and wife, of the Village of Brookfield, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE ZAVIER SANDERS, of 259 E. Burlington Street, Riverside, IL 60546, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

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

TO HAVE AND TO HOLD said premises, forever

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate.

Permanent Index Number: 18-03-219-023-0000 and 18-03-219-024-0000
Address (es) of Real Estate: 4147 Sunnyside Avenue, Brookfield, IL 60513

DATED August 01, 2018


Daniel T. Simcoe


Suellen M. Simcoe

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 Daniel T. Simcoe and Suellen M. Simcoe, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this August 1st 2018


NOTARY PUBLIC



UNOFFICIAL COPY

Legal Description

of premises commonly known as 4147 Sunnyside Avenue, Brookfield, IL 60513

Property Index Number: 18-03-219-023-0000 and 18-03-219-024-0000

LOTS 26 AND 27 IN BLOCK 1 IN THIRD ADDITION TO ROOSEVELT PARK, A SUBDIVISION OF PART OF WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF CENTER LINE OF OGDEN AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1921 AS DOCUMENT 7122810 IN COOK COUNTY, ILLINOIS.

MAIL TO:

Sweis Law Firm PC
2803 Butterfield Road, Suite 380
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

Zavier Sanders
4147 Sunnyside Avenue
Brookfield, IL 60513

This instrument prepared by:

*Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124*

Property of Cook County Clerk's Office

