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Doc#. 2117442096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2021 10:09 AM Pg: 1 of 3

Dec ID 20210601666678
ST/CO Stamp 0-014-611-728 ST Tax \$339.00 CO Tax \$169.50

RETURN AFTER RECORDING:

Jim Abraham
7501 Brown Ave
Unit A
Forest Park
60130

WARRANTY DEED Individual to individual

2129009-01

GRANTORS, Manolo L. Duque and Pia G. Pulumbarit n/k/a Pia Duque, husband and wife of 7501 Browne Ave., Unit A, Forest Park, IL 60130 of the County of Cook and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, CONVEY, GRANT and WARRANT to the GRANTEES, James E. Abraham and Lorena Donovan husband and wife as tenants by the entirety and not as joint tenants, the following described real estate situated in the County of Cook, State of Illinois to-wit:

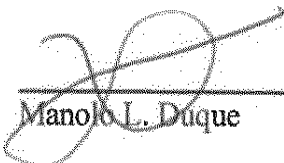
SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes for the year 2020 2nd installment and following; covenants, conditions and restrictions of record, including those of the Declaration of Condominium recorded as document number 020577634, building lines and easements of record, so long as it does not interfere with the current use and enjoyment of the property, and hereby waiving the homestead laws of the State of Illinois.

Permanent Index Number: 15-12-400-031-1026

Property Address: 7501 Brown Ave., Unit A, Forest Park, IL 60130

DATED this 10th day of June, 2021.


Manolo L. Duque


Pia G. Pulumbarit n/k/a Pia Duque

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **8978**

Approved/Date

PRAIRIE TITLE
6324 W. NORTH AVE.
OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX

	17-Jun-2021
COUNTY:	169.50
ILLINOIS:	339.00
TOTAL:	508.50

15-12-400-031-1026 | 20210601666678 | 0-014-611-728

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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 DO HEREBY CERTIFY that Manolo L. Duque and Pia G. Pulumbarit n/k/a Pia Duque the above named person(s) personally 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 and she signed sealed and delivered said instrument as his and her free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 10th day of June, 2021

Roma Nowicki

(SEAL)



This document prepared by:
Jodiann N. Pacer, Esq.
824 S Scoville
Oak Park IL 60304

SEND FUTURE TAX BILLS to: James E. Abraham
7501 Brown Ave
Unit A
Forest Park IL
60120

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File No: 2129004

EXHIBIT "A"

UNIT NO. 3-A IN STATION CLUB TOWNHOUSE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 020577634, AS AMENDED FROM TIME TO TIME, OF LOT 3 IN BROWN STREET STATION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOON SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1996 AS DOCUMENT 96722111, AND RESUBDIVISION OF PLAT RECORDED AS DOCUMENT 97833582, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7501 BROWN AVE., UNIT A, FOREST PARK, IL 60130

PERMANENT INDEX NUMBER: 15-12-400-031-1026

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule A*