

# UNOFFICIAL COPY

## Warranty DEED ILLINOIS STATUTORY

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C205  
Hoffman Estates, IL 60192

FR6719692

111

Doc#: 2128806014 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/15/2021 06:15 AM Pg: 1 of 5

Dec ID 20211001698058  
ST/CO Stamp 0-131-811-472 ST Tax \$90.00 CO Tax \$45.00

The undersigned Grantor, **JULIA PENA, A Single Person**, of Brookfield, Illinois, County of Cook for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:



**LINDITA BAVTIJARI, a married person**

(GRANTEE'S ADDRESS): 4622 1st Ave, Lyons, IL 60504 all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** All covenants, easements, encroachments, conditions, Condominium Declaration, by-laws regulations, restrictions and/or all matters of record along with the general real estate taxes for 2021 and subsequent years which may accrue by reason of assessments, new or additional improvements during the years thereafter.

Permanent Real Estate Index Number(s): 18 03 413 023 1001

REAL ESTATE TRANSFER TAX		09-Oct-2021
	COUNTY	45.00
	STATE	90.00
TOTAL		135.00
18-03-413-023-1001		20211001698058   0-131-811-472

Address(es) of Real Estate: Address: 8802 W. 45<sup>th</sup> PL., UNIT 1, BROOKFIELD, IL. 60513

Dated this 6<sup>th</sup> of October, 2021

Julia Pena  
JULIA PENA

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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, CERTIFY THAT **JULIA PENA**, personally known to me to be the same person(s) whose name(s) 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 their 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 6<sup>th</sup> of October, 2021.

James A. Jimenez (Notary Public)



**Prepared By:** JAMES A. JIMENEZ  
ATTORNEY AT LAW  
6514 WEST CERMAK ROAD  
BERWYN, IL. 60402

**Mail To:**  
Sebastian Kos Law Office  
119 S. Vine St  
Hinsdale, IL 60521

**Name & Address of Taxpayer:**  
Lindita Bantijari  
8802 W. 45th Pl Unit 1  
Brookfield, IL 60513

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UNIT 1 IN BUILDING 8802 IN THE FOREST GROVE CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

TH WEST 55 FEET OF LOT 1 AND ALL OF LOTS 2 AND 3 IN BLOCK 1 IN PINKERTS STATE ROAD ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH THE PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 00456704, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

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DocuSign Envelope ID: 1C0E7127-036A-46A2-86E2-8C2D8E6F106D

Exhibit B



## VILLAGE OF BROOKFIELD Resale Certificate of Compliance

Date: 9/28/2021  
(Date of Certificate)

I hereby certify to the Village of Brookfield (the "Village") that:

- A. I hold a valid home inspector's license issued by the Illinois Department of Financial and Professional Regulation;
- B. On 9/16, 2021, I inspected the residential dwelling located at  
(Date of Inspection)  
8802 45th Pl 1 Brookfield, Illinois:  
(Property Address)
- C. I have prepared a written inspection report of my findings regarding my inspection of the above-described property in compliance with the Home Inspectors License Act (225 ILCS 441/1-1 et seq.) and the regulations issued by the Illinois Department of Financial and Professional Regulation thereunder (Section 1410.200 of Subpart C of Part 1410 of Chapter VIII of Title 68 of the Illinois Administrative Code (68 Ill. Admin. Code, Chpt. VIII, Part 1410, Subpart C, §1410.200)). Said report conforms with either the Standards of Practice promulgated by the American Society of Home Inspectors ([www.ashi.org](http://www.ashi.org)), the National Association of Home Inspectors, Inc. ([www.nahi.org](http://www.nahi.org)), or the International Association of Certified Home Inspectors, Inc. ([www.nachi.org](http://www.nachi.org)).
- D. I have submitted a copy of my written inspection report to the purchaser of the residential dwelling.

By:

DocuSigned by:

4DF68A599FD6483...  
Mark Kacperczyk

Name of Home Inspector:

Address of Home Inspector:

8635 Liberty Grove Dr.

(Street Address)

Willow Springs, IL 60480

(City)

(State)

(Zip Code)

Home Inspector License Number:

450012620

License Expiration Date:

11-20-22

The Certificate of Compliance shall be filed with the Village's Department of Community & Economic Development prior to any sale or other transfer of ownership of any residential dwelling except for multi-family residential buildings with four or more dwelling units.

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## Village of Brookfield Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with  
Village of Brookfield Ordinance #2021-53

Property Address: 8802 45TH PL Unit 2  
Name of Seller: Julia Pena  
Date of Issuance: 10/08/2021  
Amount Paid: \$190.00

Certificate is valid for 30 days from date of issuance

  
\_\_\_\_\_  
Douglas E. Cooper, Finance Director