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Doc#: 2134142102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2021 02:48 PM Pg: 1 of 3

Dec ID 20211201661846
ST/CO Stamp 0-748-311-184 ST Tax \$151.00 CO Tax \$75.50

21-20813
**WARRANTY DEED
ILLINOIS STATUTORY**

Property of Cook County Clerk's Office
(The Above Space for Recorder's Use Only)

THE GRANTOR, LOUIS ANGELONI, married to Pamela Angeloni, of Brookfield, Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ELIZABETH BORMANN, *an unmarried woman of 341 Dunlap, Forest Park, IL* in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 15-35-300-017-1002

Property Address: 3831 Grove Avenue, Unit 1N, Brookfield, IL 60513

*As to Pamela Angeloni, subject property is not Homestead Property.

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing.

Dated this 3rd day of Dec, 2021.

Louis Angeloni
LOUIS ANGELONI

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EXHIBIT A LEGAL DESCRIPTION

UNIT 1N IN 3831 GROVE AVENUE CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 120 FEET OF THE SOUTH 294 FEET OF THAT PART LYING WEST OF THE CENTER LINE OF SALT CREEK AND EAST OF THE EAST LINE OF GROVE AVENUE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF GROVE AVENUE, THAT IS 239 FEET NORTH OF THE SOUTH LINE SAID SOUTHWEST 1/4 OF SECTION 35, THENCE NORTH 90 DEGREES EAST FOR A DISTANCE 60 FEET; THENCE NORTH 69 DEGREES AND 40 MINUTES EAST FOR A DISTANCE OF 79.3 FEET; THENCE NORTHWESTERLY FOR A DISTANCE OF 31.63 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH 120 FEET OF SOUTH 294 FEET OF SAID SOUTHWEST 1/4 OF SECTION 35, THAT IS 117.83 FEET EAST OF THE EAST LINE OF GROVE AVENUE WEST 117.83 FEET ALONG THE NORTH LINE OF SAID NORTH 120 FEET OF THE SOUTH 294 FEET OF THE SAID SOUTHWEST 1/4 OF SECTION 35, TO THE EAST LINE OF GROVE AVENUE, THENCE SOUTH ALONG THE EAST LINE OF GROVE AVENUE, 55 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 18, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 00725699, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.