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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

22GNW738309 WH
1/2

Doc#: 2207020450 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/11/2022 11:48 AM Pg: 1 of 3

Dec ID 20220201634119
ST/CO Stamp 0-249-566-608 ST Tax \$331.00 CO Tax \$165.50

THE GRANTORS, Michael Clark Burge a married man, of the Village of FOREST PARK, County of Cook, State of Illinois for and in consideration of Ten Dollars And 00/100 in hand paid, CONVEY and WARRANT to Tobi Velicia Johnson, a single woman of 5309 W Washington Blvd, Unit B Chicago, IL of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THE SOUTH 18.0 FEET OF THE NORTH 91.72 FEET (EXCEPTING THEREFROM THE EAST 66.32 FEET) OF LOTS 7 AND 8 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 7 AND 8, TAKEN TOGETHER AS A SINGLE TRACT OF LAND, IN BLOCK 2 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR FOREST GLEN TOWNHOMES, RECORDED FEBRUARY 27, 1989 AS DOCUMENT 89085700

SUBJECT TO:

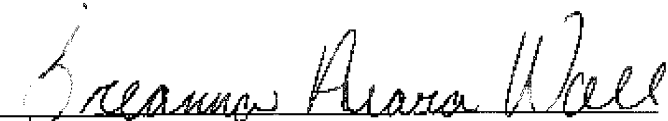
Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021 2nd installment and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

Permanent Real Estate Index Number(s): 15-12-404-025-0000

Address(es) of Real Estate: 7235 FRANKLIN ST, UNIT B, FOREST PARK, IL 60130

Dated this 10th day of February, 2022.


MICHAEL CLARK BURGE


BREANNA AVARA WALL
Executes this deed for purpose of releasing all rights under the laws of Illinois homestead

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **9358**
3-1-22 
Approved/Date

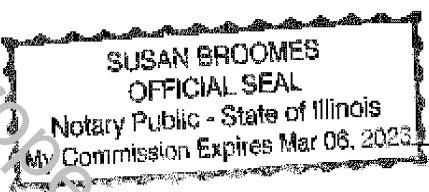
CHARGE CTC DUPLIC

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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Clark Burge and Breanna Avara Wall, personally known to me to be the same person(s) whose name(s) [IS/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.

Given under my hand and official seal, this 10th day of February 2022



Susan Broomes (Notary Public)

Prepared By: ERON M. MCCORMICK
2100 MANCHESTER ROAD
SUITE 1440
WHEATON, IL 60187

Mail To:

TOBI VELICIA JOHNSON
7235 FRANKLIN ST
UNIT B
FOREST PARK, ILLINOIS 60130

Name & Address of Taxpayer:
TOBI VELICIA JOHNSON
7235 FRANKLIN ST
UNIT B
FOREST PARK, ILLINOIS 60130

Property of Cook County Clerk's Office

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CERTIFICATE OF COMPLIANCE

VILLAGE OF



BIG CITY ACCESS

SMALL TOWN CHARM

Michael Burge
7235 Franklin St. B
Forest Park, IL 60130

RE: 7235 Franklin St. B

This shall certify the above-captioned property has been inspected in accordance with Section 8-1-12 of the Municipal Code of the Village of Forest Park. In the course of that inspection process the following has been determined:

Rory E. Hoskins
MAYOR

517 DESPLAINES AVENUE
FOREST PARK, IL 60130
PH: 708-366-2323
FAX: 708-486-0361
www.forestpark.il.gov

Joseph Byrnes
COMMISSIONER
ACCOUNTS & FINANCE

Ryan Nero
COMMISSIONER
STREETS & PUBLIC IMPROVEMENTS

Jessica L. Voogd
COMMISSIONER
PUBLIC PROPERTY

Maria Maxham
COMMISSIONER
PUBLIC HEALTH & SAFETY

Moses E. Amidei
VILLAGE ADMINISTRATOR

Vanessa Moritz
VILLAGE CLERK

ZONING: The subject property is located within a B-2 Community Shopping District and contains a townhouse at the subject property.


This property appears to be in substantial conformance with the zoning standards for this district based upon this conducted inspection.

BUILDING AND PROPERTY MAINTENANCE: The inspection of the subject property revealed the building is in substantial compliance with applicable building and property maintenance code regulations based upon the conducted inspection.

By virtue of the issuance of said "Certificate of Compliance", the Village of Forest Park does not guarantee the subject premises to be free of mechanical or structural defects and the Village shall not be responsible or liable for any claims arising from such defects.

The maximum permitted occupancy for this unit is 6 people. This is based upon the Occupancy Standards established in the Village of Forest Parks Property Maintenance Code, Section PM-405.

This "Certificate of Compliance" is issued this 10th day of February, 2022.



Steve Glinke
Director of Public Health & Safety

SG/sp
Receipt #03522