

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

Doc#: 2215318060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2022 08:34 AM Pg: 1 of 3

Dec ID 20220501626973
ST/CO Stamp 0-459-227-216 ST Tax \$625.00 CO Tax \$312.50

2230927

**PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302**

THE GRANTOR(S), Thomas Koreis and Lisa Koreis, husband and wife, of the Village of Oak Park, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Brian D. Flores, an unmarried man, having an address of 1166 S. Taylor Ave. Oak Park, IL 60304, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 16-18- 31-010-0000
Property Address: 830 Clinton Ave. Oak Park, IL 60304

**PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302**

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Convents, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not due and payable at the time of closing.

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

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IN WITNESS WHEREOF, Grantor(s) signed and sealed this WARRANTY DEED

Dated: May 31, 2022



Thomas Koreis




Lisa Koreis

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Koreis and Lisa Koreis, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

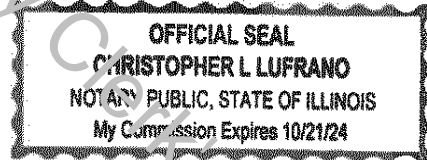
Given under my hand and notarial seal, this 31st day of May, 2022



Notary Public

My commission expires on 10/21/24

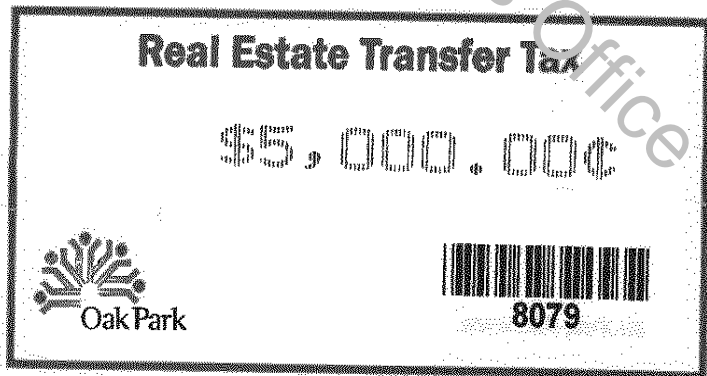
This Document was prepared by:
Lufrano Law, LLC
818 Harrison Street, Ste. 210
Oak Park, IL 60304



Send future tax bills to:
Brian D. Flores
830 Clinton Ave.
Oak Park, IL 60304

Upon recording return to:

WHITCORE STEFANCZUK LTD
900 Jarte Blvd.
Suite 200
OAK BROOK IL 60523



REAL ESTATE TRANSFER TAX		01-Jun-2022
COUNTY:		312.50
ILLINOIS:		625.00
TOTAL:		937.50
16-18-131-010-0000		20220501626973 0-459-227-216

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LEGAL DESCRIPTION

THE NORTH 25 FEET OF LOT 23 AND THE SOUTH 25 FEET OF LOT 24 IN BLOCK 11 IN HULBERT'S SUBDIVISION OF THE WEST 1/2 OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-18-131-010-0000

Property Address: 830 Clinton Ave. Oak Park, IL 60304

Property of Cook County Clerk's Office