

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS

Doc#: 2220812383 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2022 01:08 PM Pg: 1 of 3

Dec ID 20220701687378
ST/CO Stamp 2-013-682-768 ST Tax \$308.00 CO Tax \$154.00

FD-22-0754122

MARRIED TO MARIANA ORTIZ

THE GRANTORS, DANIEL ZAMBRANO, of the State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to: MICHAELA DECKER, A Single Woman, OF 834 CIRCLE AVENUE, UNIT 1, FOREST PARK, IL 60130


the following described Real Estate situated in the County of Cook in the State of Illinois to wit:
See Attached Legal Description


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

SUBJECT TO: General taxes for 2021 2nd installment and subsequent years; Covenants, conditions and restrictions of record, if any; general real estate taxes and special assessments not due and payable at the time of Closing, zoning law and building ordinances, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Number(s): 18-03-216-038-0000
Address: 4130 Park Ave, Brookfield, IL 60513

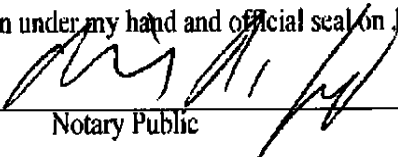
The date of this deed of conveyance is July 22, 2022.


Daniel Zambrano


Mariana Ortiz, SIGNING SOLELY FOR THE PURPOSE OF WAIVING HER HOMESTEAD RIGHTS

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Zambrano and Mariana Ortiz of the State of Illinois personally known to me to be the same persons whose name is 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 on July 22, 2022.


Notary Public



REAL ESTATE TRANSFER TAX

26-Jul-2022



COUNTY: 154.00
ILLINOIS: 308.00
TOTAL: 462.00

18-03-216-038-0000

| 20220701687378 | 2-013-682-768

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Lot 44 in Block 2 in Roosevelt Park a Subdivision of part of the West 1/2 of the Northeast 1/4 and of the East 1/2 of the Northwest 1/4, South of Ogden Avenue, of Section 3, Township 38 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded February 20, 1920 as Document 6741594 in Cook County, Illinois.

Permanent Index Number(s): 18-03-216-038-0000

Address: 4130 Park Ave, Brookfield, IL 60513

Property of Cook County Clerk's Office

This instrument was prepared by:
Michael R. Curry
2021 Midwest Rd. #200
Oak Brook, IL 60523

Send subsequent tax bills to:
Michaela Decker
4130 Park Ave
Brookfield, IL 60513

Recorder-mail recorded
document to:
Michaela Decker
4130 Park Ave
Brookfield, IL 60513

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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: 4130 PARK AVE
Name of Seller: DANIEL ZAMBRANO
Date of Issuance: 07/21/2022
Amount Paid: \$229,415

Certificate is valid for 30 days from date of issuance


Douglas E Cooper, Finance Director