### **UNOFFICIAL COPY**

TO SHUTHERY THUS

**WARRANTY DEED** 

AFTER RECORDING MAIL TO:

Nancy SANDOVAL 2425 S. 15th AVE. BRONDVIEW, 14 60155

MAIL REAL ESTATE TAX BILL TO: Nancy Sandovai and Guisela Menez-Diaz 2425 S. 15th Ave. Broadview, IL 60155 Doc#. 2231955041 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/15/2022 10:04 AM Pg: 1 of 3

Dec ID 20221101688496

ST/CO Stamp 2-045-434-192 ST Tax \$293.00 CO Tax \$146.50

(Reserved for Recorders Use Only)

THE GRANTOR: Peter Bernson, a married man, of 3700 Prairie Avenue, Brookfield, IL 60513 for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVE'S AND WARRANTS to Nancy Sandoval and Guisela Menez-Diaz, husband and wife, of 2934 numevicker Avenue, Chicago, IL 60634, to have and to hold, as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

2425 S. 15th Ave., Broadview i∟ 60155

PIN.

15-22-218-023-0000

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building fine and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

CERTIFICATION OF COMPLIANCE

11/3/22

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# **UNOFFICIAL COPY**

DATED this 2nd day of November, 2022.
Peter Burso
Peter Bernson
STATE OF) SS
COUNTY OF COUNTY OF
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that <b>Peter Bernson</b> personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 day ofNOVEMBER, 2022.
OFFICIAL SEAL JOHN RENDE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/12/24  Notary P'ublic
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NAME AND ADDRESS OF PREPARER Nicholas J. Kamide Attorney at Law 211 E. Lake St., Suite 4 Addison, IL 60101

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### LEGAL DESCRIPTION

Order No.: 22NW7149894WH

For APN/Parcel ID(s): 15-22-218-023-0000

H b. 1, RANL

Proberty of Cook County Clerk's Office THE NORTH 50 FEET OF LOT 133 IN BROADVIEW, A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.