

# UNOFFICIAL COPY

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

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

NANCY SANDOVAL  
2425 S. 15<sup>TH</sup> AVE.  
BROADVIEW, IL 60155

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Nancy Sandoval and Guisela Menez-Diaz  
2425 S. 15th Ave.  
Broadview, IL 60155

**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, CONVEYS AND WARRANTS to **Nancy Sandoval and Guisela Menez-Diaz**, husband and wife, of 2934 N. McVicker 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 IL 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 type 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  
VILLAGE OF BROADVIEW**

11/3/22

Handwritten notes: 2425 S. 15th Ave. Broadview, IL 60155



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## LEGAL DESCRIPTION

Order No.: 22NW7149894WH

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

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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.

Property of Cook County Clerk's Office