

# UNOFFICIAL COPY

2231642

## WARRANTY DEED

Ulises Gutierrez  
7511 Brown, Unit F  
Forest Park, IL 60130

Doc#: 2232613394 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/22/2022 02:06 PM Pg: 1 of 3

Dec ID 20221101680571  
ST/CO Stamp 1-903-101-264 ST Tax \$332.00 CO Tax \$166.00

### SEND TAX BILLS TO:

Ulises Gutierrez  
7511 Brown, Unit F  
Forest Park, IL 60130

Above Space for Recorder's Use Only

The GRANTOR, *MICHAEL A. BRIDGES*, MARRIED TO ANGELA LYNN BRIDGES, of 7007 Princeville Court, Blacklick, Ohio, IL 43004, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEES, Ulises Gutierrez, <sup>A MARRIED PERSON</sup> ~~single~~ of 1020 W. Lake Street Apt 6, Melrose Park, IL 60160, the following described real estate situated in the County of Cook, State of Illinois, to-wit.

See attached Exhibit -A-

Property Address: 7511 Brown, Unit F, Forest Park, IL 60130

Permanent Index Number: 15-12-400-031-1006

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

### THIS IS NOT A HOMESTEAD PROPERTY

IN WITNESS WHEREOF, the GRANTOR, Michael A. Bridges has caused his name to be signed to this instrument, dated this 1<sup>st</sup> of November, 2022.

*Michael A. Bridges*  
\_\_\_\_\_  
Michael A. Bridges

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 9743

11-1-22  
Approved/Date


STATE OF OHIO )  
  ) SS  
COUNTY OF FRANKLIN )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, Michael A. Bridges personally known to me to be the same person

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whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7<sup>th</sup> day of November, 2022.

  
Notary Public



GINA BANGURA  
Notary Public, State of Ohio  
My Comm. Expires 05-16-2023

My commission expires: May 16, 2023

Property of Cook County Clerk's Office

### REAL ESTATE TRANSFER TAX



1-800-31-1006

17-Nov-2022

COUNTY:	166.00
ILLINOIS:	332.00
TOTAL:	498.00

20221101680571 | 1-903-101-264

**THIS INSTRUMENT WAS PREPARED BY:**

Hope F. Geldes  
Geldes Law, Ltd.  
1922 Home Ave.  
Berwyn, Illinois 60402

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## LEGAL DESCRIPTION

UNIT NUMBER 1-F IN STATION CLUB TOWNHOUSE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT 020577634, OF LOT 3 IN BROWN STREET STATION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOOD SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1996 AS DOCUMENT 96-722111, AND RESUBDIVISION OF PLAT RECORDED AS DOCUMENT 97833582.

COMMONLY KNOWN AS: 7511 Brown Ave., Unit 1F, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-12-400-031-1006

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