

UNOFFICIAL COPY

This instrument prepared by:

Zachary P. Rustad, Attorney
2 N. Riverside Plaza, Suite 1850
Chicago, Illinois 60606

Doc#: 2301313239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2023 11:53 AM Pg: 1 of 3

Dec ID 20221201612738
ST/CO Stamp 0-077-480-784 ST Tax \$170.00 CO Tax \$85.00

After recording mail to:

Barbara
Bianca Madonia
Marc Bonilla
1535 Monroe Ave., Unit 1
River Forest, IL 60305

Mail tax bills to:

Barbara
Bianca Madonia
Marc Bonilla
1535 Monroe Ave., Unit 1
River Forest, IL 60305

This space reserved for Recorder's use only

22-88234 FA

TRUSTEE'S WARRANTY DEED

THIS TUSTEE'S WARRANTY DEED is made the 21 day of December, 2022 by PAUL HARVEY AURANDT II, AS TRUSTEE OF THE PAUL HARVEY AURANDT II DECLARATION OF TRUST DATED 10/10/2010, ("Grantor"), of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by ~~the~~ ~~grantee~~ presents does CONVEY(S) AND WARRANT(S) to MARC BONILLA and BIANCA MADONIA, unmarried of 236 Grovenor Dr., Schaumburg, IL ("Grantee"), to have and to hold as Joint Tenants with right of Survivorship FOREVER, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

#A.

~~BARBORA~~

Units 1535-1 and G-4 in Norway House Condominium formerly known as the Norway House II Condominium as delineated on a survey of the following described real estate:

Part of Block 2 in O. C. Braesse's Subdivision of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois,

Which Survey is attached as Exhibit 'D' to the Declaration of Condominium recorded as document 25300018, together with its undivided percentage interest in the common elements.

PIN: 15-01-202-030-1007; and 15-01-202-030-1022
Property Address: 1535 Monroe Ave., Unit 1, River Forest, Illinois 60305

Subject only to, if any: covenants, conditions and restrictions of record; public and utility easements if any; and real estate taxes for 2022 and subsequent years.

This is NOT HOMESTEAD PROPERTY to Grantor.



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 12/27/22 Amount Paid \$170.00

PROPER TITLE, LLC

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IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

Paul Harvey Aurandt II
PAUL HARVEY AURANDT II, AS TRUSTEE OF
THE PAUL HARVEY AURANDT II DECLARATION
OF TRUST DATED 10/10/2010

STATE OF IL
COUNTY OF Cook

)
) ss.

I, Laura Hirschl a Notary Public in and for said County in the State aforesaid, do hereby certify that Paul Harvey Aurandt II personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 21 day of December, 2022

Laura L Hirschl
Notary Public

My Commission expires: May 8, 2025



Notary of Cook County Clerk's Office

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Exhibit A

Units 1535-1 and G-4 in Monroe House Condominium formerly known as the Norway House II Condominium as delineated on a survey of the following described real estate:

Part of Block 2 in O. C. Braesse's Subdivision of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 1, Township 39 North, Range 12 , East of the Third Principal Meridian, in Cook County, Illinois,

Which Survey is attached as Exhibit 'D' to the Declaration of Condominium recorded as document 25300018, together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office