

Doc#: 2305355121 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 02/22/2023 01:37 PM Pg: 1 of 4

MAIL TO:

John Conway, Esq
 Sullivan Hincks & Conway
 120 W. 22nd Street, Suite 100
 Oak Brook, IL 60523

Dec ID 20230101628740
 ST/CO Stamp 1-628-221-264 ST Tax \$740.00 CO Tax \$370.00

NAME & ADDRESS OF TAXPAYER:

S & K Investment Properties Group LLC
 4620 Forest Avenue
 Brookfield, IL 60513

RECORDER'S STAMP

SPECIAL WARRANTY DEED

THE GRANTOR, **THE VALERIE LEE FAMILY TRUST DATED APRIL 27, 1999**, of 4620 Forest Avenue, Brookfield, IL 60513, County of Cook, State of Illinois, for and in consideration of **TEN AND 00/100 DOLLARS** and other good and valuable considerations in hand paid, REMISE, RELEASE, ALIEN AND CONVEY to Devon Bank, an Illinois banking corp., of 6445 N. Western, Chicago, IL 60645, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Legal Description attached as Exhibit A hereto.

SUBJECT ONLY TO THE FOLLOWING PERMITTED EXCEPTIONS: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING; (B) BUILDING, BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; (C) ZONING LAWS AND ORDINANCES; (D) EASEMENTS FOR PUBLIC UTILITIES; (E) DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR OTHER CONDUIT; (F) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

AND THE SAID Grantor does for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to the covenants, conditions, easements, restrictions and other matters of record.

Permanent Index Number: 18-03-428-060-0000

Property Address: 4620 Forest Avenue, Brookfield, IL 60513

USI

UNOFFICIAL COPY

Dated this 13th day of February, 2023.

The Valerie Lee Family Trust dated April 27, 1999

By: Valerie Lee
Valerie Lee
Trustee

State of Illinois)
) SS.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Albert Lee, personally known to me to be the Trustee of the Valerie Lee Family Trust dated April 27, 1999, and 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 acknowledged that he signed and delivered said instrument as Trustee of the Valerie Lee Family Trust dated April 27, 1999, as his free and voluntary act and as the free and voluntary act and deed of said trust, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my and notarial seal this 13th day of February, 2023.



John J. Conway
Notary Public

NAME AND ADDRESS OF PREPARER:

John Conway
Sullivan Hincks & Conway
120 West 22nd Street, Suite 100
Oak Brook, IL 60523
(630)573-5021

REAL ESTATE TRANSFER TAX		17-Feb-2023
COUNTY:		370.00
ILLINOIS:		740.00
TOTAL:		1,110.00
18-03-428-060-0000	20230101628740	1-828-221-254

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LEGAL DESCRIPTION:

THE NORTH 10 FEET AND THE WEST 25.43 FEET OF LOT 27, AND ALL OF LOTS 28, 29, 30 AND 31 IN AUSPITZ AND OAKES BROOKFIELD PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, ALSO THE EAST 6.8368 ACRES (EXCEPT ROAD) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE VACATED ALLEY ACCRUING THERETO.

PROPERTY ADDRESS:

4620 Forest Ave, Brookfield, IL 60513

PERMANENT INDEX NUMBER:

18-03-428-060-0000

Property of Cook County Clerk's Office

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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

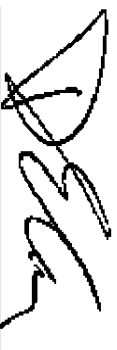
Property Address: 4620 FOREST AVE

Name of Seller: TENCO HYDRO INC

Date of Issuance: 02/15/2023

Amount Paid: \$120.56

Certificate is valid for 30 days from date of issuance



Douglas E Cooper, Finance Director