

UNOFFICIAL COPY

EXECUTOR'S DEED

Doc#: 2308633178 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/27/2023 11:06 AM Pg: 1 of 3

Dec ID 20230301669545
ST/CO Stamp 0-182-849-744 ST Tax \$251.00 CO Tax \$125.50

(the above space for Recorder's use only)

THIS DEED, made this 10th of March, 2023, by JOAN JANOWICK, Independent Executor, of the Estate of FRANK J. WITKOWSKI, deceased, as Grantor; and JONATHAN GARCIA, as Grantee;

WHEREAS, Frank J. Witkowski ("Decedent") resided in the Village of Brookfield, County of Cook, State of Illinois, and died on April 28, 2008, leaving a Will, appointing JOAN JANOWICK as Executor and that thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, as Case No. 2022 P 5854, to probate the estate of said Decedent and on October 26, 2022, Grantor was duly appointed and qualified as the Independent Executor of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect; and

NOW THEREFORE, in consideration of the sum of TWO HUNDRED FIFTY-ONE THOUSAND AND 00/100 DOLLARS (\$251,000.00), the receipt of which is hereby acknowledged, the Independent Executor of the said estate does hereby grant, sell and convey to JONATHAN GARCIA, to have and to hold forever all of the decedent's right, title and interest in and to the following described real estate:

LOTS 9 AND 10 IN BLOCK 4 IN ROOSEVELT PARK SUBDIVISION, BEING A SUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2022 and subsequent years.

Permanent Real Estate Index Numbers: 18-03-225-009-0000 and 18-03-225-010-0000

Address of Real Estate: 4223 Park Ave., Brookfield, Illinois 60513

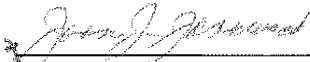
Address of Grantee: 4218 Sunnyside Ave., Brookfield, Illinois 60513

CTA 3 CNW 880103 WC
2/2/23

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the said Grantor, JOAN JANOWICK, as Independent Executor of the said estate has hereunto set her hand and seal on this 10th day of March, 2023.




JOAN JANOWICK, Independent Executor
The Estate of Frank J. Witkowski, deceased

State of Illinois)
County of Cook)

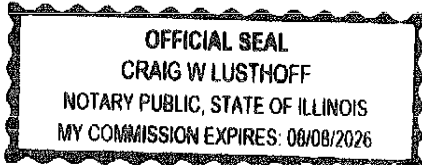
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOAN JANOWICK, as Independent Executor of the Estate of Frank J. Witkowski, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10th day of March, 2023.

Commission expires:



NOTARY PUBLIC



This instrument was prepared by:
CRAIG W. LUSTHOFF, Attorney, 2914 S. Harlem Avenue, P. O. Box 190, Riverside, IL 60546

Mail To:

SAME →

Send Subsequent Tax Bills to:

Jonathan Garcia
4223 Park Ave.
Brookfield, IL 60513

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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: 4223 PARK AVE

Name of Seller: FRANK WITKOWSKI

Date of Issuance: 03/09/2023

Amount Paid: \$0.00

Certificate is valid for 30 days from date of issuance

Douglas E. Cooper, Finance Director

