

18047275

**UNOFFICIAL COPY**

**WARRANTY DEED**

Doc#: 2309319057 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/03/2023 03:29 PM Pg: 1 of 2

Dec ID 20230301680093  
ST/CO Stamp 0-605-350-096 ST Tax \$700.00 CO Tax \$350.00

**THE GRANTOR**

(The space above for Recorder's use only)

**JAMES E. SULLIVAN**, of the City of Chicago, County of Cook and State of Illinois, Court-Appointed Receiver for Phillip Niccolls & Timothy Hendrick pursuant to Court Order dated February 6, 2023 and February 23, 2023, in Case No: 21 CH 03979, not individually but as Receiver, hereinafter referred to as Grantor.

**WHEREAS**, Grantor was duly appointed Receiver by the aforesaid orders of court, and was thereby granted the full power and authority to sell and transfer title to the property commonly known as 1045 Clarence Avenue, Oak Park, Illinois 60304, the power and authority granted thereby still being in full force and effect.

**WHEREAS**, Grantor was specifically granted all power and authority to sell and convey the subject property to **Brian Fieser**, hereinafter referred to as Grantee, as delineated fully in the aforesaid order of court entered on February 23, 2023.

**NOW THEREFORE**, Grantor, not individually but as such Receiver, in exercise of the power and authority granted to him, and for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **Brian Fieser**, an unmarried person, all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 1045 Clarence Avenue, Oak Park, Illinois 60304, and legally described as:

Lot 23 and 24 in Block 5 in Swigart's Subdivision of Lot 5 and the West 33 feet of Lot 6 in Subdivision of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian (Except the West 1/2 of the Southwest 1/4 of said Section), in Cook County, Illinois.

Permanent Index Numbers (PINs): 16-18-409-034-0000 & 16-18-409-035-0000

Address of Real Estate: 1045 Clarence Avenue, Oak Park, Illinois 60304

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for 2022 and subsequent years; building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the real estate.

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The Grantor hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

James E. Sullivan  
James E. Sullivan, not individually  
but as Receiver in Real Estate

Dated this 27<sup>th</sup> day of March, 2023

**Real Estate Transfer Tax**

**\$5,600.00**

8878

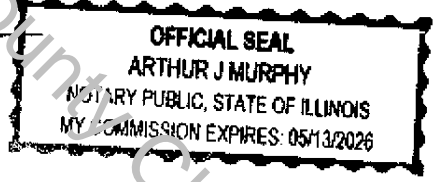
STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James E. Sullivan, Receiver in Real Estate personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27<sup>th</sup> day of March, 2023

Arthur J. Murphy - NOTARY PUBLIC

Commission expires 5-13-26





This instrument was prepared by: Arthur J. Murphy, 939 West North Avenue, Suite 750, Chicago, Illinois 60642

**MAIL TO:**

LUFRAÑO LAW, LLC  
818 Harrison Street, Suite 210  
Oak Park, Illinois 60304

**SEND SUBSEQUENT TAX BILLS TO:**

Brian Fieser  
1045 Clarence Avenue  
Oak Park Illinois 60304

REAL ESTATE TRANSFER TAX		28-Mar-2023
		COUNTY: 350.00
		ILLINOIS: 700.00
		TOTAL: 1,050.00
16-16-409-034-0000		20230301680093   0-605-350-096