

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2312233204 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/02/2023 11:45 AM Pg: 1 of 4

**Citywide Title Corporation**  
111 W. Washington St. Ste. 1301  
Chicago IL 60602

Dec ID 20230201647764  
ST/CO Stamp 1-706-786-000 ST Tax \$353.00 CO Tax \$176.50

769427 1/2

Preparer File: Ramsell  
File No.: 769427

THE GRANTOR(S) <sup>aka</sup> ~~Anne R. Dowd~~ <sup>M.</sup> ~~and~~ Anne R. Ramsell, a single woman, of 1127 Morgan Ave, La Grange Park, IL 60526, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, Nicholas Crowe and Alexandra Beil, of 343 W Wolf Point Plaza #2806, Chicago, IL 60654 as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


THAT PART OF LOTS 10, 11, 12 AND 13, TAKEN AS A SINGLE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 13); THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 125.40 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF FOREST AVENUE); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 39.29 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 20.92 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 45.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 20.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 45.0 FEET TO THE PLACE OF BEGINNINGS ALL IN BLOCK 16 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *See attached plat*

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021, 2022 and subsequent years.

PIN: 15-34-415-056-0000

Real Estate Property known as: 3631 Forest Avenue, Unit S, Brookfield, IL 60513

Dated this 28 day of January, 2023

  
\_\_\_\_\_  
Anne R. Dowd a/k/a Anne R. Ramsell

*m*  
*hr*

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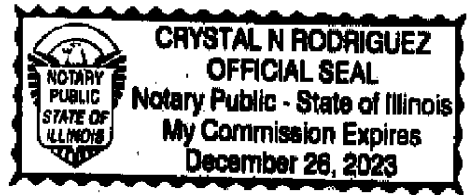
STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Anne R. Dowd** <sup>aka</sup> **Anne R. Ramsell**, 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 28<sup>th</sup> day of January 2023

Crystal N Rodriguez  
Notary Public



Prepared by:  
Gurney Law Group LLC  
150 S. Wacker Drive, Suite 2400  
Chicago, IL 60606

Mail to: + Tax bill to : Nicholas Crowe  
3631 Forest Ave., Unit 5  
Brookfield, IL 60513

~~Name and Address of Taxpayer:~~


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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: 3631 FOREST AVE UNIT S  
Name of Seller: ANNE RAMSELL  
Date of Issuance: 02/02/2023  
Amount Paid: \$0.00

Certificate is valid for 30 days from date of issuance

  
Douglas E. Cooper, Finance Director

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## EXHIBIT "A"

THAT PART OF LOTS 10, 11, 12 AND 13, TAKEN AS A SINGLE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 13); THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 125.40 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF FOREST AVENUE); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 39.29 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 20.92 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 45.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 20.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 45.0 FEET TO THE PLACE OF BEGINNINGS ALL IN BLOCK 16 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin 15-34-44-056-0000

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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