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Doc# 2317813040 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 10:25 AM Pg: 1 of 3

Dec ID 20230601645363
ST/CO Stamp 0-239-609-552 ST Tax \$152.50 CO Tax \$76.25

RECORDING COVER PAGE

<input checked="checked" type="checkbox"/> DEED	<input type="checkbox"/> RE-RECORD TO
<input type="checkbox"/> MORTGAGE	
<input type="checkbox"/> OTHER	
<input type="checkbox"/> POWER OF ATTORNEY	
<input type="checkbox"/> RELEASE	
<input type="checkbox"/> SUBORDINATION AGREEMENT	

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Warranty Deed Statutory (ILLINOIS)

CT 230NW 39 12 12 WC
2018

THE GRANTOR, Anthony D. Muhammad Independent Administrator of the Estate of Christy Gill Deceased of 2251 S. 18th Avenue, Broadview, Illinois 60155 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **PETE HIGHLAND REALTY, LTD.**, of 8 E. 1st St., Hinsdale, Illinois 60521, the following described Real Estate situated in the County of **Cook** in the State of Illinois, to wit:

Lot 31 (EXCEPT THE NORTH 250 FEET THEROF) IN BROADVIEW, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 22 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 (EXCEPT THE RAILROAD), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2251 S 18th Avenue Broadview, IL 60155
Parcel ID Number: 15-22-107-019-0000

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

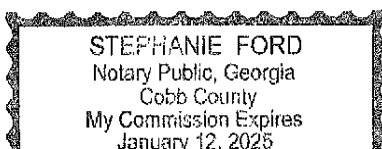
4th ADM
DATED as of this 7 day of June, 2023.
ANTHONY D. MUHAMMAD Personally and
Independent Administrator
of Estate of Christy Gill Deceased

VILLAGE OF BROADVIEW CERTIFICATE OF COMPLIANCE

Georgia Sg
State of Illinois }
Cobb Sg } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT ANTHONY D. MUHAMMAD, 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, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said Company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of June, 2023.



Stephanie Ford
NOTARY PUBLIC

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Document Prepared By

Peter Burdi Attorney at Law

22 W 1ST ST STE 200

Hinsdale, IL 60521

After Recording Return to:

Pete Highland Realty

8 E 1ST Street

Hinsdale, IL 60521

Send Tax Bill To:

SAME

Property of Cook County Clerk's Office