

# UNOFFICIAL COPY

C.T.I./CY

1 OF 2

23CNW114126RM

Doc# 2318112052 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/30/2023 10:28 AM Pg: 1 of 3

Dec ID 20230601646624

ST/CO Stamp 2-029-096-656 ST Tax \$515.00 CO Tax \$257.50

## TRUSTEES DEED

### MAIL RECORDED DEED TO:

~~Braun & Rich, PC  
4301 N. Damen Ave.  
Chicago, IL 60618~~

Same AS Below

### MAIL TAX BILL TO:

Emily Brauner and Javier Fernandez  
7431 Warren Street  
Forest Park, IL 60130

(Reserved for Recorders Use Only)

THE GRANTOR(S), **Joshua Ash Dennis**, as trustee of the **Joshua Ash Dennis Trust** dated **October 10, 2017**, as to an undivided **1/2** interest and **Rachel Vanessa Dennis**, as trustee of the **Rachel Vanessa Dennis Trust** dated **October 10, 2017**, as to an undivided **1/2** interest, of 7431 Warren Street, Forest Park, IL 60130, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to **Emily Brauner**, \_\_\_\_\_, and **Javier Fernandez**, wife and husband.

as tenants by the entireties of Berwyn, Illinois

\_\_\_\_\_, to have and to hold, all interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **15-12-432-020-0000**

Property Address: **7431 Warren Street, Forest Park, IL 60130**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**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.

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. **10019**  
6-14-23  
Approved/Date

# UNOFFICIAL COPY

Dated this 16<sup>th</sup> day of June, 2023.



**Joshua Ash Dennis, as Trustee of the  
Joshua Ash Dennis Trust dated October  
10, 2017**

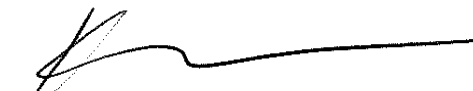


**Rachel Vanessa Dennis, as Trustee of the  
Rachel Vanessa Dennis Trust dated  
October 10, 2017**

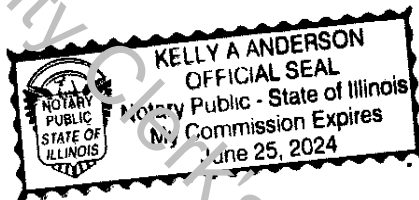
STATE OF IL )  
 ) SS.  
COUNTY OF Rock )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Joshua Ash Dennis, as Trustee of the Joshua Ash Dennis Trust dated October 10, 2017** and **Rachel Vanessa Dennis, as Trustee of the Rachel Vanessa Dennis Trust dated October 10, 2017**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 16<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Notary Public

**PREPARED BY:**  
Lavelle Law, Ltd.  
Attorney at Law  
1933 N. Meacham Rd., Suite 600  
Schaumburg, IL 60173



PROPERLY FILED IN County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

**Order No.:** 23CNW114126RM

**For APN/Parcel ID(s):** 15-12-432-020-0000

---

LOT 30 AND THE WEST HALF OF LOT 31 IN GEORGE W. MC LESTER'S MADISON STREET  
SUBDIVISION OF BLOCK 36 IN RAILROAD ADDITION TO HARLEM IN SECTION 12, TOWNSHIP 39  
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office