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Doc#: 2318649125 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/05/2023 01:43 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20230601642569
ST/CO Stamp 1-346-711-248 ST Tax \$485.00 CO Tax \$242.50

WHEN RECORDED MAIL TO:

Alexander Bolden
1003 Beloit Ave.,
Forest Park, Illinois 60130

SEND TAX BILLS TO:

Alexander Bolden
1003 Beloit Ave.,
Forest Park, Illinois 60130

PRAIRIE TITLE SERVICES
6821 W NORTH AVENUE
OAK PARK, IL 60302

Above Space for Recorder's Use Only

The **GRANTORS**, **Burton Isenstein and Nancy Gardner**, husband and wife of 904 Marengo, Forest Park, Illinois 60130, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEY** and **WARRANT** unto the **GRANTEE**, **Alexander Bolden**, single, 1333 S Wabash, Apt 2612, Chicago Illinois 60605, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

Property Address: 1003 Beloit Avenue, Forest Park, Illinois 60130

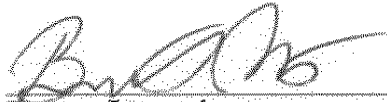
Permanent Index Number: 15-13-417-019-0000

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. **10040**
6-29-23 ST
Approved/Date


Subject only to: general real estate taxes not due and payable at the time of Closing; 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.

THIS IS NOT A HOMESTEAD PROPERTY:

IN WITNESS WHEREOF, the **GRANTORS**, **Burton Isenstein and Nancy Gardner** have caused their names to be signed to this instrument, dated this 26 of June, 2023.



Burton Isenstein



Nancy Gardner

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AL ESTATE TRANSFER TAX

05-Jul-2023



COUNTY: 242.50
ILLINOIS: 485.00
TOTAL: 727.50

15-13-417-019-0000

| 20230601642569 | 1-346-711-248

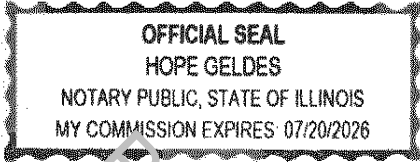
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Burton Isenstein and Nancy Gardner**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in

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person and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24 day of June, 2023.

Hope Geldes
Notary Public



My commission expires: 7/20/24

Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes
Geldes Law, Ltd.
1922 Home Ave.
Berwyn, Illinois 60402

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LEGAL DESCRIPTION

LOT 2 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 3 IN BLOCK 14 IN DUNLOP, MAAS AND ANSTETT'S SUBDIVISION OF BLOCKS 3, 9, 14 & 19 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THAT PART OF THE EAST THIRD OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING SOUTHEAST OF THE CENTER OF DES PLAINES AVENUE, IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1897 AS DOCUMENT NUMBER 2501862, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1003 Beloit Avenue, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-13-417-019-0000

Property of Cook County Clerk's Office