

# UNOFFICIAL COPY

Chicago Title

23436 274107 HH  
WARRANTY DEED  
ILLINOIS STATUTORY 1 of 2

Doc#: 2319428040 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/13/2023 09:25 AM Pg: 1 of 3

Dec ID 20230601660699  
ST/CO Stamp 0-690-077-392 ST Tax \$435.00 CO Tax \$217.50

THE GRANTOR(S)

**Victor C. Garay and Cynthia R. Garay, a(n) Married Couple**

of the City of Tinley Park, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

**Matthew Breiner and Nicole Breiner, Husband and wife \***

*\* As Tenants by the Entirety*

of 1025 79th St, Darien, IL 60561, of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

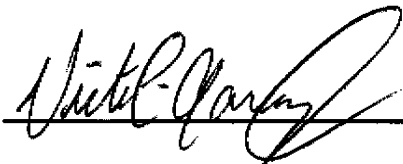
Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

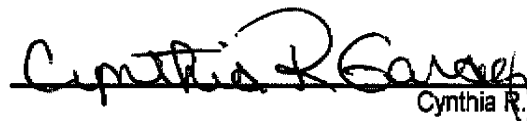
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 27-34-214-001-0000

Address(es) of Real Estate: 17800 Linden Dr, Tinley Park, IL 60487

Dated this 28th day of June, 2023.

  
Victor C. Garay

  
Cynthia R. Garay

This property is not homestead as to the Grantor(s)

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Victor C. Garay and Cynthia R. Garay

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 28 day of June, 2023.

 (Notary Public)

Prepared by:

Niko-Law, LLC  
7808 W College Dr, Suite 4SE  
Palos Heights, IL 60463



Mail to:

ABnen Law Group PC  
15255 S 94th Ave Ste 500  
Orland Park IL 60462

Name and Address of Taxpayer:

MATTHEW BRENNER  
17800 Linden Dr  
Timley Park IL 60487

Property of Cook County Clerk's Office

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GSC274107HH

For APN/Parcel ID(s): 27-34-214-001-0000

LOT 174 IN TIMBERS EDGE 2B, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office