

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2320149037 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2023 09:46 AM Pg: 1 of 2

Dec ID 20230601662338
ST/CO Stamp 1-802-772-176 ST Tax \$104.50 CO Tax \$52.25

C. T. I. /CY

23cnd 175033CS
log 3 KB

THE GRANTOR(S), Amy E. Cervenka, married to Michael Slawson*, of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to Marcia J. DiVerde, Trustee of the Marcia J. DiVerde Trust Agreement dated January 24, 2018 and Therese DiVerde, Trustee of the Therese DiVerde Living Trust dated January 28, 2021 each as to an undivided 50% interest, of 111 S. Grove Ave, Oak Park, IL 60302, of the County of Cook all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 7637-GS, IN COACHLIGHT OF FOREST PARK CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 310 AND 311 IN E. A. CUMMINGS AND COMPANY'S MADISON STREET ADDITION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99763751; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, 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 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): 15-13-108-030-1013

Address(es) of Real Estate: 7637 Jackson Blvd., Unit GS, Forest Park, IL 60130


VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. 10042
M. J. DiVerde
Approved/Date

UNOFFICIAL COPY

Dated this 30th day of June, 2023



Amy E. Cervenka

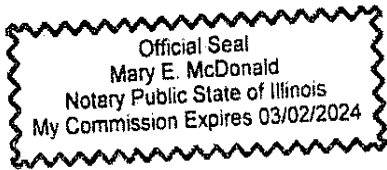


*Michael Slawson, who joins in the execution hereof solely to waive any homestead rights he may have

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amy E. Cervenka and Michael Slawson, personally known to me to be the same person(s) whose names 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 30th day of June, 2023



 (Notary Public)

Prepared By: Terrence P. Faloon
Faloon & Kenney, Ltd.
5 S. 6th Ave.
La Grange, IL 60525

Mail To:
Jonathan D. Groll
Law Office of Jonathan D. Groll, Ltd.
830 North Boulevard, Suite A
Oak Park, IL 60301

Name & Address of Taxpayer:
Marcia J. DiVerde
Therese C. DiVerde
7637 Jackson Blvd., Unit GS
Forest Park, IL 60130