

# UNOFFICIAL COPY

23MUS7710120H 1/2 TK RM

Doc# 2323613221 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/24/2023 12:39 PM Pg: 1 of 3

Dec ID 20230801697865  
ST/CO Stamp 0-210-953-680 ST Tax \$321.50 CO Tax \$160.75

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Richard A. Brom, P.C.  
P.O. Box 4202  
Lisle, IL 60532

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Fabian Valencia  
~~2626 N. 78th Ave.~~ 5381 Tall Tree Ct  
Elmwood Park, IL 60707 Lisle, IL 60532

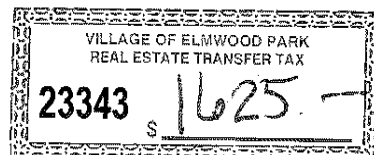
THE GRANTORS: Barry L. Schumann and Kathryn M. Schumann, husband and wife, of 2626 N. 78th Ave., Elmwood Park, IL 60707, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Fabian Valencia, ~~ARMORIED PERSON~~ of 5381 Tall Tree Ct Lisle, IL 60532, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2626 N. 78th Ave., Elmwood Park, IL 60707  
PIN: 12-25-310-015-0000

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.



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DATED this 14<sup>th</sup> day of AUGUST, 2023.

Barry L. Schumann  
Barry L. Schumann

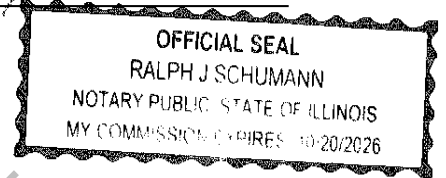
Kathryn M. Schumann  
Kathryn M. Schumann

STATE OF ILLINOIS)  
)SS  
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Barry L. Schumann and Kathryn M. Schumann**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 non estead.

Given under my hand and official seal this 14<sup>th</sup> day of AUGUST, 2023.

Ralph J. Schumann  
Notary Public



**NAME AND ADDRESS OF PREPARER:**  
Ralph Schumann  
Attorney at Law  
1701 E. Woodfield Rd., Suite 900  
Schaumburg, IL 60173

Property of Cook County Clerk's Office

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## EXHIBIT "A"

Order No.: 23MSC7710120H

For APN/Parcel ID(s): 12-25-310-015-0000

LOT 8 IN BLOCK 44 IN WESTWOOD, BEING MILLS AND SONS SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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