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Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2023 09:07 AM Pg: 1 of 2

Dec ID 20231001650561
ST/CO Stamp 0-466-839-504 ST Tax \$157.00 CO Tax \$78.50

Prepared By:
Justin B. Kugler
Kugler Law, Ltd.
6160 North Cicero Avenue
Suite 308
Chicago, Illinois 60646

**After recording mail to and
mail tax bill to:**

Brian Weinert
301 East Plainfield Road, 5
La Grange, Illinois 60525

WARRANTY DEED

THE GRANTOR, **Alicia Kosanovich**, sole surviving heir at law of **Barbara J. Hammon**, deceased, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Conveys and Warrants to the Grantee, **Brian Weinert**, a(n) unmarried man, of 3609 Vernon Avenue, Brookfield, Illinois 60513, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

UNIT NO. 16-5 IN THE VILLA VENICE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: THE SOUTH 310 FEET OF THE NORTH 584.17 FEET OF LOT 1 PARCEL 2: THE NORTH 274.17 FEET OF LOT 1 PARCEL 3: LOT 1 (EXCEPT THE NORTH 584.17 FEET THEREOF) ALL THREE PARCELS IN STANLEY A. PAPIERZ BUILDERS INCORPORATED RESUBDIVISION OF BLOCK 8, LOTS 1 TO 48 BOTH INCLUSIVE, IN BLOCK 1 AND THE VACATION OF 52ND STREET BETWEEN 8111 AVENUE AND 91.11 AVENUE, THE WEST 1/2 OF SOUTH 911 AVENUE BETWEEN PLAINFIELD ROAD AND 51ST STREET, AND PUBLIC ALLEY BETWEEN 52ND STREET AND 51ST STREET, IN 15TH ADDITION TO WEST CHICAGO, BEING A SUBDIVISION OF THE PART OF THE WEST 1/2 OF THE SOUTH EAST 1/2 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF VIAL ROAD Q (SO CALLED) ACCORDING TO THE PLAT OF SAID STANLEY A. PAPIERZ BUILDERS INCORPORATED RESUBDIVISION RECORDED APRIL 15, 1964, AS DOCUMENT NUMBER 19099896, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24617218, AS AMENDED BY DOCUMENT 24617219, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT REAL ESTATE INDEX NUMBER: 18-09-407-003-1185

ADDRESS OF PROPERTY: 301 East Plainfield Road, 5, La Grange, Illinois 60525

FIRST AMERICAN TITLE
FILE # AP1058713

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SUBJECT TO: the terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable state association law; installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs; and general real estate taxes not due and payable at the time of closing.

Dated this 26th day of October, 2023.

THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD AS IT PERTAINS TO ALICIA KOSANOVICH.




Alicia Kosanovich

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Alicia Kosanovich**, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead, if applicable.

Given under my hand and official seal, this 14TH day of OCTOBER, 2023.





NOTARY PUBLIC