

UNOFFICIAL COPY

112 PT23-95871FA
WARRANTY DEED
ILLINOIS STATUTORY

Doc#. 2332029097 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2023 04:13 PM Pg: 1 of 4

Dec ID 20231001657991
ST/CO Stamp 0-714-090-448 ST Tax \$390.00 CO Tax \$195.00

Mail To:

Fournier Law Firm
2001 MIDWEST RD, #200
OAK BROOK, IL 60523

Name & Address of Taxpayer:

Nicholas Curcio and Rebecca Phillips
3318 Vernon Avenue
Brookfield, Illinois 60513

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

THE GRANTOR(S) Tobias Lopez and Veronica Herrera Lopez, husband and wife, of 3318 Vernon Avenue, Brookfield, IL 60513, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Nicholas Curcio and Rebecca Phillips, of Chicago, Illinois both Single

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 1459 North Bosworth Avenue, #4R, Chicago, IL 60642, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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.

Permanent Real Estate Index Number: 15-34-218-019-0000
Address of Real Estate: 3318 Vernon Avenue, Brookfield, IL 60513

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

UNOFFICIAL COPY

Dated this 20 day of Oct, 20 23

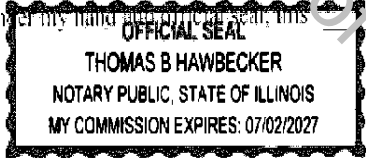
Tobias Lopez

Veronica Herrera Lopez

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Tobias Lopez**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 20 day of Oct, 20 23

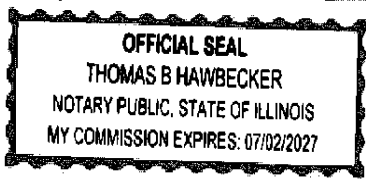


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Veronica Herrera Lopez**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 20 day of Oct, 20 23



[Signature] (Notary Public)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Exhibit A

Lot 7 in Block 17 in Brookfield Manor, being a Subdivision of the Northeast 1/4 of Section 34, Township 39 North, Range 12, East of the Third Principal Meridian (except right-of-way of the Suburban Railroad Company), in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Village of Brookfield Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with
Village of Brookfield Ordinance #2021-53

Property Address: 3318 VERNON AVE
Name of Seller: TOBIAS LOPEZ
Date of Issuance: 10/27/2023
Amount Paid: \$20.65

Certificate is valid for 30 days from date of issuance



Douglas E Cooper, Finance Director