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WARRANTY DEED



Doc# 2333328031 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2023 11:12 AM PG: 1 OF 4

771320

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

**THE GRANTORS, 43-49 FOREST AVE. LLC AS TO PARCEL 1 ✓
57-63 FOREST AVE. LLC AS TO PARCEL 2 ✓**

Whose address is
6700 Brainard Ave. # 425
Countryside, Illinois 60525

for and in consideration of Ten and 00/100 DOLLARS and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to
RIVERSIDE MANAGEMENT INC. ✓
24 EAST AVENUE
RIVERSIDE, IL 60546

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

PARCEL 1: LOTS 15, 16, 17 AND THE NORTH HALF OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID LOTS, IN WESENCRAFT'S HOMESTEAD ADDITION TO RIVERSIDE, IN SECTION 35 AND 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ~~PLAT THEREOF~~ RECORDED AS DOCUMENT 1123980, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 18, 19 AND 20 AND THE NORTH HALF OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID LOTS, IN WESENCRAFT'S HOMESTEAD ADDITION TO RIVERSIDE, IN SECTION 35 AND 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ~~PLAT THEREOF~~ RECORDED AS DOCUMENT 1123980, IN COOK COUNTY, ILLINOIS. *see attached (R)*

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

**PERMANENT REAL ESTATE INDEX NUMBERS: PARCEL 1: 15-35-405-030-0000 ✓
PARCEL 2: 15-35-405-035-0100 ✓**

Address of Real Estate: 43-49- & 57-63 FOREST AVENUE RIVERSIDE, ILLINOS 60546. ✓

Dated this 12th day of September 2023

(SEAL)
JAMES C. MANSFIELD, JR.
Sole Member/Manager
43-49 Forest Ave. LLC

(SEAL)
JAMES C. MANSFIELD, JR.
Sole Member/Manager
57-63 Forest Avenue LLC

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State of Illinois) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES C. MANSFIELD, JR. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the instrument as his 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 12th day of September 2023.



John D. Koziel
NOTARY PUBLIC

Commission expires March 12, 2027

This Instrument was prepared by: John D. Koziel, Attorney at Law
6413 W. 63rd St. Chicago, IL 60638

MAIL TO:
ROGER J. BREITHA
1442 WAVERLY AVE.
WESTCHESTER, IL

Compliance or Exemption Approved
Village of Riverside

BY: Maia Bilott
Date: 9-12-2023

SEND SUBSEQUENT TAX BILLS TO:
RIVERSIDE MANAGEMENT, INC.
28 EAST AVENUE
RIVERSIDE, IL 60541

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File No: 771320

EXHIBIT "A"

PARCEL 1: LOTS 15, 16, 17 AND THE NORTH HALF OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID LOTS, IN WESENCRAFT'S HOMESTEAD ADDITION TO RIVERSIDE, IN SECTION 35 AND 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1123980, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 18, 19 AND 20 AND THE NORTH HALF OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID LOTS, IN WESENCRAFT'S HOMESTEAD ADDITION TO RIVERSIDE, IN SECTION 35 AND 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1123980, IN COOK COUNTY, ILLINOIS.

15-35-405-036-0000

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

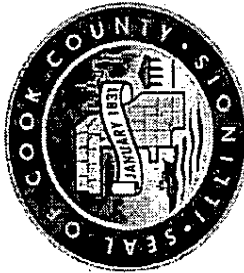
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REAL ESTATE TRANSFER TAX

17-Nov-2023



COUNTY:
ILLINOIS:
TOTAL:

3,250.00
6,500.00
9,750.00

15-35-405-036-0000

20230901621532

1-859-899-344

Property of Cook County Clerk's Office