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Fidelity National Title CH23016721

Doc#: 2334041192 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/06/2023 04:17 PM Pg: 1 of 5

After Recording Mail to:

ESMERALDA CORTEZ

4241 SUNNYSIDE AVE.

BROOKFIELD, IL 60513

Dec ID 20231001653198

ST/CO Stamp 0-377-339-856 ST Tax \$263.00 CO Tax \$131.50

SPECIAL WARRANTY DEED

The **GRANTOR, CITIZENS BANK, N.A.**, a national banking association created and existing under and by virtue of the laws of the United States, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said association hereby grants, bargains, sells and conveys to the **GRANTEE, ESMERALDA CORTEZ**, of 4235 Arthur Ave., Brookfield, IL 60513, the real estate situated in the County of **COOK**, State of Illinois, to wit:

LOT 24 IN BLOCK 4 IN THIRD ADDITION TO ROOSEVELT PARK SUBDIVISION OF THE EAST PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THERETO TO HAVE AND TO HOLD THE SAME WITH THE APPURTENANCES THERETO, FOREVER, SUBJECT TO THE FOLLOWING MATTERS:

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 yet due and payable at the time of closing

Commonly known as 4241 SUNNYSIDE AVE., BROOKFIELD, IL 60513

PIN No. 18-03-227-017-0000

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TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Officer, this 23rd day of October, 2023.

CITIZENS BANK, N.A.

By Cheri Deal

State of Virginia
County of Henrico

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Cheri Deal, personally known to me to be the Officer of CITIZENS BANK, N.A. and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Officer he/she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said national banking association, as his/her free and voluntary act, and as the free and voluntary act and deed of said national banking association for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of October 2023.

Commission expires
12-31-2025

Madeline Tyler
Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, IL 60646

Grantee Address
Mail Tax Bill to:
ESMERALDA CORTEZ
4241 SUNNYSIDE AVE.
BROOKFIELD, IL 60513

MADELINE L TYLER
NOTARY PUBLIC
REG. #7702901
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 12/31/2025

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EXHIBIT "A" Legal Description

LOT 24 IN BLOCK 4 IN THIRD ADDITION TO ROOSEVELT PARK SUBDIVISION OF THE EAST PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Village of Brookfield

Municipal Debt Satisfaction Certificate

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

Property Address: 4241 SUNNYSIDE AVE

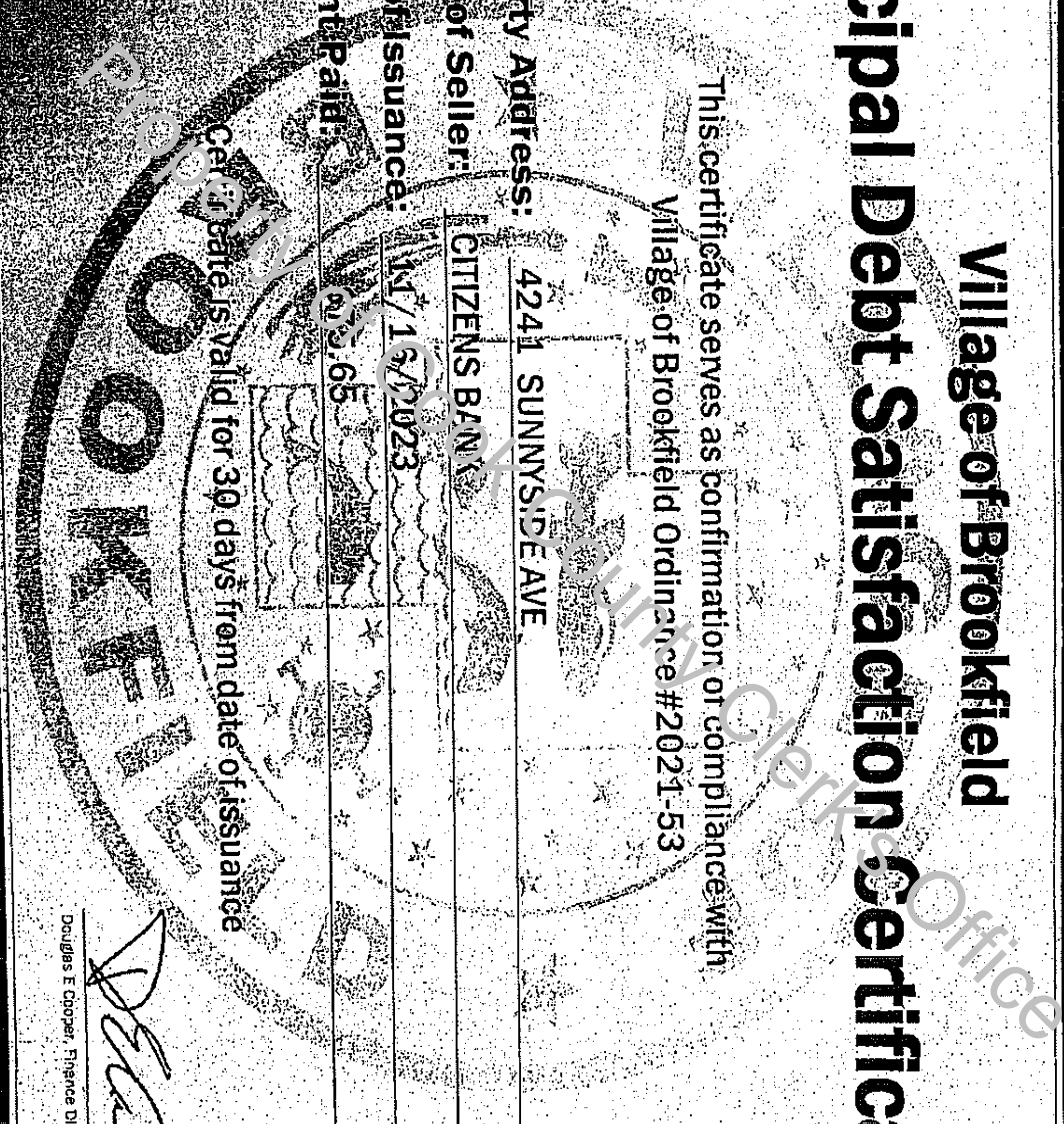
Name of Seller: CITIZENS BANK

Date of Issuance: 11/19/2023



Amount Paid: \$2,650

Certificate is valid for 30 days from date of issuance

Douglas E. Cooper, Finance Director



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REAL ESTATE TRANSFER TAX		04-Dec-2023	
		COUNTY:	131.50
		ILLINOIS:	263.00
		TOTAL:	394.50
18-03-227-017-0000		 20231001653198 0-377-339-856	

Property of Cook County Clerk's Office