

UNOFFICIAL COPY

Doc#. 2334813122 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2023 10:16 AM Pg: 1 of 2

Warranty Deed Statutory (ILLINOIS)

Dec ID 20230601654386
ST/CO Stamp 1-253-285-936 ST Tax \$194.00 CO Tax \$97.00

Above Space for Recorder's Use Only

AC000902WC
THE GRANTOR, PETE HIGHLAND REALTY, LTD, by assignment, of 8 E. 1st St, Hinsdale, Illinois 60521, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to JANUARIO MORA, single, of 25555 S Mallard Dr., Channahon, IL 60410, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

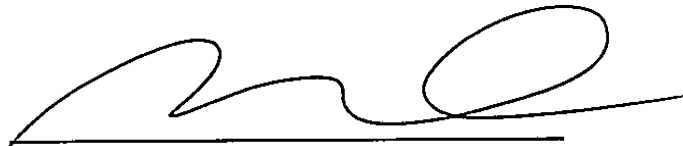
LOT 31 (EXCEPT THE NORTH 250 FEET THEREOF) IN BROADVIEW, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 22 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 (EXCEPT THE RAILROAD), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-22-107-019-0000
c/k/a: 2251 S 18TH AVE BROADVIEW, IL 60155

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

DATED as of this 23 day of June, 2023.

PETE HIGHLAND REALTY, LTD


its President

VILLAGE OF BROADVIEW
CERTIFICATE OF COMPLIANCE

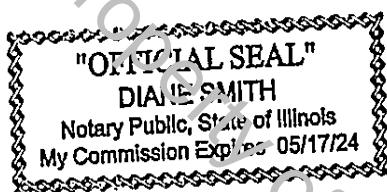
11-21-23
TS.

UNOFFICIAL COPY

State of Illinois }
 } ss
 County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT **PETER BURDI**, President of **PETE HIGHLAND REALTY, LTD**, 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 said instrument pursuant to authority given by the Operating Agreement of said Company, as his free and voluntary act, for the uses and purposes therein set forth.

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



Diane Smith
 NOTARY PUBLIC

This instrument prepared by:
 Peter Burdi, Esq.
 Peter Burdi, Attorneys at Law, P.C.
 22 W 1st St.
 Hinsdale, Illinois 60521
 Phone: (312) 907-9448

MAIL TO:

Mila Gloria Novak, P.C.
2300 W. Lake St.
Melrose Park IL 60160

SEND SUBSEQUENT TAX BILLS TO:

JANUARIO MORA
2251 S 18th Ave
Broadview IL 60155