

773327 1/2

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WARRANTY DEED (Illinois)

Mail to: Phillip M Brown 11953 S Lawndale Ave Unit 5B1, Alsip, IL 60803

Name & address of taxpayer: Phillip M Brown 11953 S Lawndale Ave Unit 5B1, Alsip, IL 60803

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



Doc# 2334946106 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2023 02:52 PM PG: 1 OF 4

THE GRANTOR, Matthew Carroll, married, of 10055 W. 125th Street, Palos Park, IL 60464 for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Phillip M Brown, (a) n Married Man of, 9437 S. Albany Ave, Evergreen Park, IL 60815, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part here of

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent index number: 24-26-102-079-1005

Property address: 11953 S Lawndale Ave Unit 5B1, Alsip, IL 60803

DATED this 10th day of November, 2023.

Signature of Matthew Carroll

This property is not homestead as to the Grantor(s)

Real Estate Transfer Tax form with fields for Amount (\$485), Date (11-22-2023), Initials (JP), Number (275), and Village of Alsip. Includes a seal with icons and the year 2023.

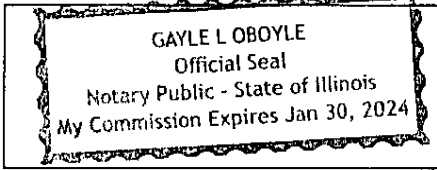
Vertical stamp: S Y, P 4, S I, SCY, INT 200

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## WARRANTY DEED

(Illinois)

State of ILLINOIS, County of KANE ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Carroll,



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and the persons acknowledged that the persons signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 7 day of November, 2023.

Commission expires 1/30/24

[Handwritten Signature]  
Notary Public

Recorder's Office Box No.

### NAME AND ADDRESS OF PREPARER:

Katherine M. O'Malley, Attorney at Law  
3825 Cuyler, Berwyn, Illinois 60402

Property of Cook County Clerk's Office

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File No: 773327

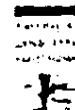
## EXHIBIT "A"

UNIT NO. 5B1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25 (EXCEPT THE NORTH 17 FEET AND EXCEPT THE SOUTH 33 FEET THEREOF) LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25 AFORESAID, 438.00 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID; THENCE NORTHWESTERLY TO A POINT, SAID POINT BEING 429.34 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID AND 70 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25, AFORESAID, BOTH MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF EAST 1/2 OF THE WEST 1/2 OF SAID LOT 25, 12 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID, 70 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID LOT 25 IN BRAYTON FARMS NO. 3, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 27, (EXCEPT THE WEST 80 ACRES THEREOF), TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FORD CITY BANK, AS TRUSTEE UNDER TRUST NO. 510, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22,550,989, TOGETHER WITH AN UNDIVIDED .08334% INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DOCUMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

24-26-102-079-1005 (A)

*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.*

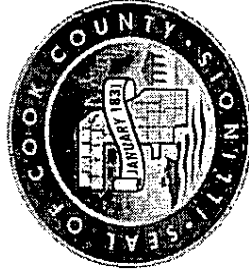
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REAL ESTATE TRANSFER TAX

12-Dec-2023



COUNTY:  
ILLINOIS:  
TOTAL:

68.75  
137.50  
206.25

24-26-102-079-1005

20231101672108

0-733-462-576

Property of Cook County Clerk's Office