

# UNOFFICIAL COPY

Doc#: 2335413443 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2023 01:08 PM Pg: 1 of 3

## WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)

Dec ID 20231101681453  
ST/CO Stamp 0-557-568-048 ST Tax \$556.00 CO Tax \$278.00

2332909 (1)

THE Grantor,  
Amanda L. Marzo, unmarried, of  
232 Des Plaines Avenue, Forest  
Park, IL, for and in consideration  
of ten and no/100 dollars, and  
other good and valuable  
consideration in hand paid,  
CONVEYS and WARRANTS to  
AA Mojo LLC, an Illinois limited  
liability company, of 317 Home  
Avenue, Oak Park, IL 60302, the  
following described Real Estate  
situated in the County of Cook in  
the State of Illinois, to wit:

See attached for legal description.

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; general real estate taxes not due and payable at the time of closing.

Property Address: 232 Des Plaines Avenue, Forest Park, IL 60130

Permanent Index Number: 15-12-430-010-0000

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

Dated this 14<sup>th</sup> day of December, 2023

AL Marzo  
Amanda L. Marzo

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE

No. 10247

12-13-23  
Approved/Date

PRAIRIE TITLE SERVICES  
6821 W NORTH AVENUE  
OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX

20-Dec-2023



COUNTY:	278.00
ILLINOIS:	556.00
TOTAL:	834.00

15-12-430-010-0000

20231101681453 | 0-557-568-048

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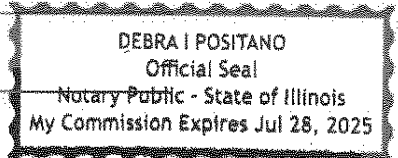
State of IL  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Amanda L. Marzo, 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 she signed, sealed and delivered the said instrument as her 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 14 day of Dec., 2023,  
2023.

Commission expires 7.28.25

Notary Public Debra S. Positano



This instrument was prepared by Pellegrini & Cristiano, 6817 W North Avenue, Oak Park, IL 60302.  
Deb Positano

Mail To:  
CHASE GENTILE  
GENTILE LAW OFFICES  
1400 E. Taylor Ave, Ste 400  
Des Plaines, IL 60018

Send Subsequent Tax Bills To:  
AA Mojo LLC  
317 Home Avenue  
Oak Park, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_.

Property of Cook County Clerk's Office

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## EXHIBIT 'A' – LEGAL DESCRIPTION:

THAT PART OF LOTS 1 AND 2 IN SCHWARTZ SUBDIVISION OF THE NORTH HALF OF BLOCK 30 IN RAILROAD ADDITION TO HARLEM, IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE RUNNING EAST ON THE NORTH LINE OF SAID LOTS 1 AND 2, 142 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1, 88 FEET; THENCE NORTHWESTERLY TO A POINT IN THE WESTERLY LINE OF SAID LOT 1, 55 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 232 Des Plaines Avenue, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-12-430-010-0000

Property of Cook County Clerk's Office