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WARRANTY DEED

Individual

MAIL TAX BILL TO:

Mark Rominski 7005 W. 113th Street Worth, Illinois 60482

MAIL RECORDED DEED TO:

Julie K. Lawler 7808 West College Drive, Suite 4SE Palos Heights, IL 60463 Doc#. 2335433393 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/20/2023 03:23 PM Pg: 1 of 3

Dec ID 20231201698888

ST/CO Stamp 1-796-665-392 ST Tax \$280.00 CO Tax \$140.00

THE GRANTORS, JOSHCA BRANDER AND ANNA OEHME, husband and wife, of 7005 W. 113th Street, Worth, Illinois 60482, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to MARK ROMINSKI, a single man, of 6008 W. 92nd Street, Oak Lawn, Illinois 60453 all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ACTACHED EXHIBIT A

Permanent Index Number: 24-19-112-007-0000

Property Address: 7005 W. 113th Street, Worth, Illinois 60482

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws ordinances, and other governmental regulations.

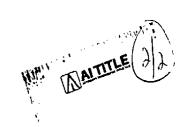
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.



Village of Worth Cook County, IL All Fines Paid in Full

24-19-112-007-0000 11/30/2023

10 f2 23-11-026AF



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DATED this day of O(1) DC	(
AMAS	_ Mh	
JOSHUA BRANDER	ANNA OEHME	_
STATE OF ILLINOIS) \		
\\(\lambda\)\\) ss		
COUNTY OF)		

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOSHUA BRANDER AND ANNA OEHME, 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 acknowledged that they signed, sealed and delivered the said instrument, as their 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 notarial seal this Official Seal KARINA GARCIA Notary Public, State of Illinois TOUNT CLOPTS OFFICE Commission No. 903900

PREPARED BY:

Berardi and Associates, LLC Attorney Mark M. Berardi 14919 Founders Crossing Homer Glen, Illinois 60491

My Commission Expires November 6, 2027

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Exhibit "A" - Legal Description

LOT 189 IN ARTHUR DUNAS' HARLEM AVENUE ADDITION NUMBER 3, A SUBDIVISION OF THE SOUTH 1435.50 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE WEST 33 FEET OF THE EAST 1/2 AND EXCEPT THEREFROM THE EAST 33 FEET OF THE WEST 1/2 OF THE WEST 1/4 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

