

# UNOFFICIAL COPY

Doc#: 2401713284 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 02:52 PM Pg: 1 of 2

Dec ID 20231201697236  
ST/CO Stamp 1-413-686-320 ST Tax \$400.00 CO Tax \$200.00



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

BW23067910 (1+2)

THE GRANTORS, ELLEN GRIFFITH and JOHN FRYE, wife and husband, of the Village of Elmwood Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to LINDA C. PETROWSKI, Trustee, Linda C. Petrowski Trust dated July 30, 2021 of 3229 Delevan Court 1, Saginaw, Michigan 48623 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 32 AND THE SOUTH 1/2 OF LOT 33 IN BLOCK 8 IN FOREST VIEW GARDENS, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

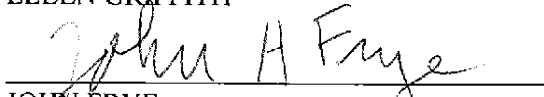
**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2023 and subsequent years hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

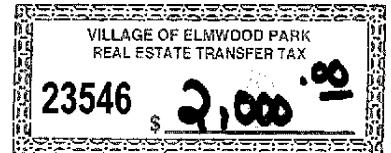
Permanent Real Estate Index Number: 12-36-427-037-0000

Address of Real Estate: 1631 North 74th Court, Elmwood Park, Illinois 60707

Dated this 21 day of December, 2023

  
ELLEN GRIFFITH

  
JOHN FRYE



### REAL ESTATE TRANSFER TAX

17-Jan-2024



COUNTY:	200.00
ILLINOIS:	400.00
<b>TOTAL:</b>	<b>600.00</b>

12-36-427-037-0000

| 20231201697236 | 1-413-686-320

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ELLEN GRIFFITH and JOHN FRYE 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 official seal, this 21 day of December, 2023



[Signature] (Notary Public)

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**Prepared By:** Jonathan Groll  
830 North Blvd., Suite A  
Oak Park, Illinois 60301

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**Mail To:**

Loftus + Loftus LTD  
644 Bussee Highway  
Park Ridge, IL 60068

**Name & Address of Taxpayer:**

LINDA C. PETROWSKI, Trustee  
1631 North 74th Court  
Elmwood Park, Illinois 60707

Property of Cook County Clerk's Office