

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2403813397 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/07/2024 12:52 PM Pg: 1 of 3

### PREPARED BY:

The Fry Group, LLC  
Vanessa Cici Fry  
One Oakbrook Terrace, Suite 505  
Oakbrook Terrace, Illinois 60181

Dec ID 20240101623416  
ST/CO Stamp 0-804-002-864 ST Tax \$285.00 CO Tax \$142.50

### MAIL RECORDED DEED TO:

~~Brian Tierney  
6348 S. Central Avenue  
Chicago, IL 60638~~

Grantee Address:

### SEND TAX BILLS TO:

Nancy Crivellone  
4245 Elm Avenue  
Brookfield, IL 60513

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**THIS INDENTURE WITNESSETH**, That the Grantor(s), Isabel Peterson, a widow, of the Village of Brookfield, State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto: Nancy Crivellone, an unmarried woman of 3847 N. Claremont Avenue, Chicago, IL 60618, the following described real estate in the County of Cook and State of Illinois, to-wit:

### Legal Description:

Lot 23 in Block 3 in Roosevelt Park, a subdivision of the West 448.4 feet of the East 1385.1 feet lying South of center line of road of tract of land described as the West 1/2 of the Northeast 1/4 and the East 1/2 of the Northwest 1/4, South of Ogden Avenue of Section 3, Township 18 North, Range 12, East of the Third Principal Meridian, according to the plat recorded February 20, 1920 as Document 6731694, in Cook County, Illinois.

Buyer Attorney or Buyer check applicable and strike others:

individually ~~as Tenants in Common~~ ~~as Joint Tenants~~  
~~not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety.~~

Property Address: 4245 Elm Avenue, Brookfield, IL 60513

Permanent Index Number: 18-03-224-018-0000

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

**TO HAVE AND TO HOLD** said premises, forever.

Subject, however, to the general taxes for the year of 2023 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

PROPER TITLE, LLC



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## Village of Brookfield Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with  
Village of Brookfield Ordinance #2021-53

Property Address: 4245 ELM AVE

Name of Seller: ISABEL PETERSON

Date of Issuance: 01/30/2024

Amount Paid: \$

Certificate is valid for 30 days from date of issuance.

  
Douglas E. Cooper, Finance Director