UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

PREPARED BY:

The Fry Group, LLC Vanessa Cici Fry One Oakbrook Terrace, Suite 505 Oakbrook Terrace, Illinois 60181 Doc#. 2403813397 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/07/2024 12:52 PM Pg: 1 of 3

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 60038

_{くいひ}へもを やさめくとさる SEND TAX BILLS TO:

Nancy Crivellone

4245 Elm Avenue

Brookfield, IL 60513

P173-97205 2

THIS INDENTURE WITNESSE (A), 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, and Warrant 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 <u>as Tenants in Common</u> as Joint Tenants

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entircty.

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

UNOFFICIAL COPY

| Dated this 30th day of Sunuay, 2024. |
|--|
| |
| Isabel Peterson |
| |
| STATE OF TOURS () |
| OF COUNTY |
| I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Isabel Peterson 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 he/she/they signs d. sealed and delivered the said instrument, as his/her/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 30 Day of Culture 120 24 |
| VANESSA CICI FRY Official Seal Notary Public - State of Illinois My Commission Expires May 14, 2026 |
| And the state of t |

2403813397 Page: 3 of 3

UNOFFICIAL COPY

Village of Brookfield Municipal Debt Satisfaction Certificate

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

| Property Address: 4245 ELM AVE | 0, |
|-------------------------------------|-------|
| Name of Seller: ISABEL PETERSON | V 7/x |
| Date of Issuance: <u>01/30/2024</u> | |
| Amount Paid:\$ | 0, |

Certificate is valid for 30 days from date of issuance

Douglas F Cooner, Finance Director