

# UNOFFICIAL COPY

Doc# 2407124279 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/11/2024 12:07 PM Pg: 1 of 3

Dec ID 20240301646369  
ST/Co Stamp 0-467-110-448 ST Tax \$766.00 CO Tax \$383.00

PT 24-97604 1 of 2  
**WARRANTY DEED  
ILLINOIS  
STATUTORY**

THE GRANTOR, **1101 S. BRAINARD AVE. LLC**, an Illinois Limited Liability Company, of the County of Cook, State of Illinois, for and in consideration of Ten and NO/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Daniel Young and Lauren Gismondi**, married to each other, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"*

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; all governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at time of closing, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: **18-09-316-029-0000**

Address of Real Estate: **1101 S. Brainard Avenue, LaGrange IL 60525**

Dated this 22nd day of February, 2024.

**1101 S. BRAINARD AVE. LLC**, an Illinois Limited Liability Company

By: Joan E. VonDruska  
**Joan E. VonDruska, Sole Member**

**PROPER TITLE, LLC**

*-Intentionally left blank-*

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STATE OF Illinois )  
 ) SS  
COUNTY OF DuPage )

I, the undersigned, a Notary Public and for said County, in the State aforesaid, CERTIFY THAT **Joan E. VonDruska**, 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 22nd day of February, 2024.



Eloisa Velazquez  
Notary Public

Prepared by: William L. Kabaker  
951 Forestway Drive  
Glencoe, IL 60022

Mail to:



Graantee's Address:

Name and address of Taxpayer:

Daniel Young and Laura Gismendi  
1101 S Brainard Ave.  
LaGrange, IL 60525

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT "A"

**The West 1/2 of Lot 1 in Florence Home Gardens, being a Subdivision of the North 274 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.**

**Permanent Real Estate Index Numbers: 18-09-316-029-0000**

**Address of Real Estate: 1101 S. Brainard Avenue, LaGrange IL 60525**

Property of Cook County Clerk's Office