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Doc#: 2408120322 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/21/2024 1:53 PM Pg: 1 of 4

Dec ID 20240301657776

ST/Co Stamp 1-205-716-528 ST Tax \$393.00 CO Tax \$196.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Brian Francis and Anastasia Smedegard n/k/a
Anastasia Francis
8637 Rockefeller Avenue
Brookfield, IL 60513

(The Above Space for Recorder's Use Only)

102 FD-27-0002

THE GRANTORS, Brian Francis and Anastasia Smedegard n/k/a Anastasia Francis, husband and wife, of 8637 Rockefeller Avenue, Brookfield, IL 60513 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to John Braniff Doherty, an unmarried man of 1572 N. Milwaukee Avenue, Apt. A, Chicago, IL 60622, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

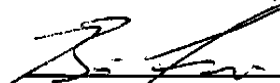
Permanent Index Number(s): 15-35-102-047-0000

Property Address: 8637 Rockefeller Avenue, Brookfield, IL 60513

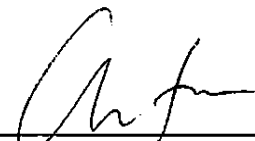
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 18th day of March, 2024.



Brian Francis



Anastasia Smedegard n/k/a
Anastasia Francis

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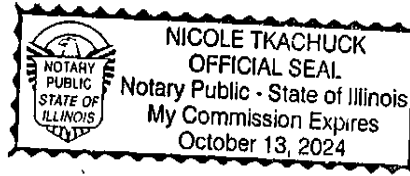
STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Francis and Anastasia Smedegard n/k/a Anastasia Francis 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 in the 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 18th day of March, 2024.

Nicole Tkachuck

Notary Public





THIS INSTRUMENT PREPARED BY
Kevin C. McSwain
McSwain Nagle Giese & Rapp, P.C.
400 Knoll Street, Suite AB
Wheaton, IL 60187

MAIL TO:

Donatelli & Coules, Ltd.
15 Salt Creek Lane, Suite 312
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

John Braniff Doherty
8637 Rockefeller Avenue
Brookfield, IL 60513

REAL ESTATE TRANSFER TAX		21-Mar-2024
	COUNTY:	196.50
	ILLINOIS:	393.00
	TOTAL:	589.50

15-35-102-047-0000 | 20240301657776 | 1-205-716-528

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EXHIBIT A LEGAL DESCRIPTION

The West 65 feet of the East 212 feet of Lot 6 in Block 3 in the Second Addition to Hollywood, a Subdivision of that part of the Northwest 1/4 of Section 35, Township 39 North, Range 12, East of the Third Principal Meridian, lying South of Suburban Electric Railroad, in Cook County, Illinois.

Property of Cook County Clerk's Office

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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: 8637 ROCKEFELLER AVE
Name of Seller: BRIAN FRANCIS AND ANASTASIA FRANCIS
Date of Issuance: 03/19/2024
Amount Paid: \$160.57

Certificate is valid for 30 days from date of issuance



Douglas E Cooper, Finance Director