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Doc#: 2412320320 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/2/2024 3:42 PM Pg: 1 of 4

Doc ID 20240401676414

ST/Co Stamp 0-991-293-744 ST Tax \$187.50 CO Tax \$93.75

FIDELITY NATIONAL TITLE

OC 24082997
10102

WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individual)

(The Above Space for Recorder's Use Only)

THE GRANTOR, **Alicia Garcia**, an unmarried woman, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS

5461 to **Benjamin Munster**, a single person of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

5461 N. River Road

* Joseph

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 15-01-202-030-1014 and 15-01-202-030-1021

Property Address: 1539 Monroe Ave., Unit 2 & G-3, River Forest, IL 60305

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 04-29-24 Amount Paid \$188.00

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EXHIBIT A LEGAL DESCRIPTION

UNITS 1539-2 AND G-3 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN MONROE HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25300018, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Permanent Index Number(s): 15-01-202-030-1014 and 15-01-202-030-1021

Property Address: 1539 Monroe Ave., Unit 2 & G-3, River Forest, IL 60305

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| | | |
|---|------------------|--------------------------------|
|  | COUNTY: | 93.75 |
|  | ILLINOIS: | 187.50 |
| | TOTAL: | 281.25 |
| 15-01-202-030-1014 | | 20240401676414 0-991-293-744 |