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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

Dec ID 20240401676414 ST/Co Stamp 0-991-293-744 ST Tax \$187.50 CO Tax \$93.75

FIDELITY NATIONAL TITLE

WARRANTY DEED
ILLINOIS STATUTORY

(Individual to Individual)

(The Above Space for Recorder's Use Only)

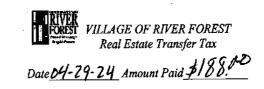
THE GRANTOR, Alicia Garcia, an unmarried woman, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Benjom Munster, of Allicois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**With Read 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).



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Dated this 14th day of April , 2024.	
Alicia Garcia (Seal)	•
STATE OF	
COUNTY OF) SS	
I, the undersigned, a Notary Public in and for THAT Alicia Garcia, personally known to me to to the foregoing instrument, appeared before me to signed, sealed and delivered the instrument as a purposes therein set forth, including the release a	be the same person whose name is subscribed this day in person, and acknowledged that he/she his/her free and voluntary act, for the uses and
Given under my hand and notarial seal, this 10	h day of April , 2024.
Official Seal SHAYLA A KING Notary Public, State of Illinois Commission No. 973091 My Commission Expires June 9, 2027	Notary Public
	C/Q/
THIS INSTRUMENT PREPARED BY: NO 0 Marneris Law, P.C. 10661 South Roberts Road, Suite 107 Palos Hills, IL 60465	Morralis SEND SUBSEQUENT TAX BILLS TO: / grade Alches
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO: (grade Alchess
property address 4	Ben Munster 1539 Monroe Ave., Unit 2 & G-3 River Forest, IL 60305

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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

m.
539 Mon.
Cook County Clark's Office Property Address: 1539 Monroe Ave., Unit 2 & G-3, River Forest, IL 60305

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