



2417630018

Warranty Deed

Doc# 2417630018 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/24/2024 9:59 AM
PAGE: 1 OF 4

ILLINOIS

(1/2)

BT 2210024-10401

Above Space for Recorder's Use Only

THE GRANTOR(s) Patricia A. Palecek, a widow, of the County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Patricia Morgan, as their sole and separate property, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

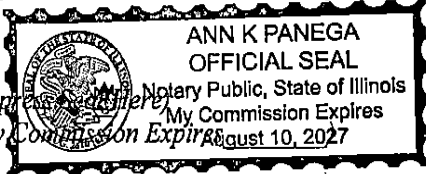
*AN UNMARRIED WOMAN

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 15 27-423-013-0000 Address(es) of Real Estate: 3036 Forest Ave, Brookfield, IL 60513

The date of this deed of conveyance is 5/13, 2024.

Signature of Patricia A. Palecek
Patricia A. Palecek

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia A. Palecek, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, 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 official seal this 13 day of May, 2024.

Signature of Notary Public
Notary Public

REAL ESTATE TRANSFER TAX

24-Jun-2024



COUNTY: 161.50
ILLINOIS: 323.00
TOTAL: 484.50

SPS SC INT

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LEGAL DESCRIPTION

For the premises commonly known as: **3036 Forest Ave, Brookfield, IL 60513**

See Legal Attached.

Property of Cook County Clerk's Office

After Recording Return to:

Burner File - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

Grantee's Address

This instrument was prepared by:	Send subsequent tax bills to:	Recorder mail recorded document to:
Michael A. Angileri, Esq. 1450 Plainfield Rd. Ste. 1 Darien, IL 60561	Patricia Morgan 3036 Forest Ave. Brookfield, IL 60513	Patricia Morgan 3036 Forest Ave. Brookfield, IL 60513

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One Parkview Plaza, Suite 750
 Oakbrook Terrace, IL 60181
 Telephone: (847) 349-5450

Burnet File Number: 2210024-00401

EXHIBIT A**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Cook, state of Illinois, and is described as follows:

LOT FIVE (5) (EXCEPT THE NORTH 62.95 FEET AND EXCEPT SOUTH 100 FEET THEREOF) IN BLOCK SIX (6) IN BROOKFIELD HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Permanent Index Number(s): 15-27-423-013-0000

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exception; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 LAND TITLE
 ASSOCIATION



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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

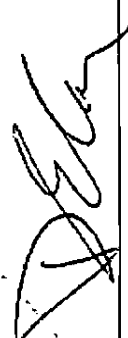
Property Address: 3036 FOREST AVE

Name of Seller: PATRICIA PALECEK

Date of Issuance: 05/23/2024

Amount Paid: \$165,57

Certificate is valid for 30 days from date of issuance.



Douglas E Cooper, Finance Director