

WARRANTY DEED
Statutory (Illinois)

Doc#: 2424020058 Fee: \$107.00
CEDRIC GILÉS
COOK COUNTY CLERK'S OFFICE
Date 8/27/2024 9:25 AM Pg: 1 of 3

Dec ID 20240801681985
ST/Co Stamp 0-532-168-496 ST Tax \$390.50 CO Tax \$195.25

Mail To:

Jill Daniels LLC
29.5 Brainard Ave
La Grange IL 60525

This document prepared by:
Estela R. Unzueta
Unzueta Law Group, P.C.
115 West Main Street
Bensenville, IL 60009

The Grantors, **MARK TYLER QUARANTA** and **VIVIANA FRANZONI QUARANTA**, husband and wife, of the Village of Brookfield, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantees, **GEORGE HERNANDEZ**, **AND KARINA CRUZ**, husband and wife, of 3117 Field Avenue, Lower 1, Village of Broadview, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 32 AND 33 IN BLOCK 19 IN HOLLYWOOD, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not a joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Index Number: 15-35-323-027-0000
Address of Real Estate: 3863 Woodside Avenue, Brookfield, Illinois 60513

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

UNOFFICIAL COPY

Dated this 10th day of August, 2024.

[Signature]
Mark Tyler Quaranta

[Signature]
Viviana Franzoni Quaranta

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **MARK TYLER QUARANTA**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/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 10th day of August, 2024.

My Commission expires 3/12/2025

[Signature]
Notary Public



STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **VIVIANA FRANZONI QUARANTA**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/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 10th day of August, 2024.

My Commission expires 3/12/2025

[Signature]
Notary Public



Mail Future Tax Bills to: Mr George Hernandez & Ms. Karina Cruz
3863 Woodside Avenue
Brookfield, Illinois 60513


UNOFFICIAL COPY

Village of Brookfield Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with
Village of Brookfield Ordinance #2021-53

Property Address: 3863 WOODSIDE AVE
Name of Seller: VIVIANA FRANZONI QUARANTA & MARK TYLER QUARANTA
Date of Issuance: 08/19/2024
Amount Paid: \$20,001

Certificate is valid for 30 days from date of issuance


Douglas E. Cooper, Finance Director