

UNOFFICIAL COPY

WARRANTY DEED

Tenancy by Entirety

THE GRANTOR, KRZYSZTOF IWANICKI, A Bachelor.

of the City of NILES, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to

M. I.

PETER SERAFIN AND URSZULA SERAFIN

husband and wife, of 6837 N. ORIOLE, of the City of CHICAGO, State of Illinois, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, the following described Real Estate:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

PIN: 09-25-203-039

COMMONLY KNOWN AS: 7755 N. OCTAVIA, NILES, IL 60714

situated in the County of COOK, State of Illinois. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as TENANTS BY ENTIRETY forever.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

DATED this 27 day of JULY, 2004

Krzysztof Iwanicki (SEAL)  
KRZYSZTOF IWANICKI

VILLAGE OF NILES TW  
REAL ESTATE TRANSFER TAX  
7755 OCTAVIA  
13178 \$ 1,824.<sup>00</sup>

THIS PROPERTY CONSTITUTES NON-HOMESTEAD PROPERTY AS TO THE GRANTOR AND HIS SPOUSE, IF ANY, ALIKE.



Doc#: 0422304043  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/10/2004 08:34 AM Pg: 1 of 3

STEWART TITLE OF ILLINOIS  
2 N. LA SALLE STREET  
SUITE 1920  
CHICAGO, IL 60602

388775

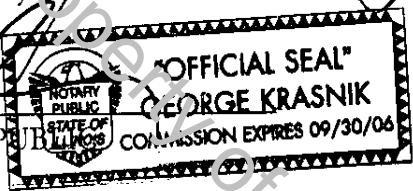
3MN

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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person, KRZYSZTOF IWANICKI, A Bachelor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 23 day of July, 2004.



Prepared by George Krasnik, 5710 N. Northwest Highway, Chicago, IL 60646

MAIL TO:

Peter Serafin  
7755 N. Octavia  
Niles IL 60714

SEND SUBSEQUENT TAX BILLS TO:

SAME  
 \_\_\_\_\_  
 \_\_\_\_\_

Recorder's Office Box No. \_\_\_\_\_



Prepared by Cook County Clerk's Office

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## STEWART TITLE

GUARANTY COMPANY  
HEREIN CALLED THE COMPANY

ALTA COMMITMENT  
Schedule A - Legal Description  
File Number: TM150762  
Assoc. File No: 0402759

### COMMITMENT - LEGAL DESCRIPTION

Lot 75 (except the South 10 feet thereof) and all of Lot 76 in Milwaukee Mulford Harlem Subdivision in the Northeast Quarter of Section 25, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
STATE TAX  
JUL. 30. 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000079987  
REAL ESTATE TRANSFER TAX  
00608.00  
FP 102804

**COOK COUNTY**  
COUNTY TAX  
JUL. 30. 04  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
# 0000079986  
REAL ESTATE TRANSFER TAX  
00304.00  
FP 102810