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Doc#: 1522201045 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2015 12:12 PM Pg: 1 of 3

Mail to:
Jason M. Chmielewski
Attorney At Law
10 S. LaSalle St., #3500
Chicago, IL 60603

First American Title
Order #: 2051997
120131

WARRANTY DEED

The Grantor, JOANNE NYKAZA, surviving spouse and widow of Erwin S. Nykaza, decedent, of 3124 N. 78th Ave., Elmwood Park, IL 60707, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations receipt of which is hereby acknowledged in hand paid, CONVEYS and WARRANTS to the Grantee named hereinbelow, to wit:

TIMOTHY DECKER, of 5111 W. Warwick Ave., #2, Chicago, IL 60641, to have and hold, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL.

PIN #: 12-25-103-030-0000


ADDRESS OF PROPERTY: 3124 N. 78th Avenue, Elmwood Park, IL 60707

SUBJECT TO: Existing Covenants, Conditions Easements and Restrictions of Record and to General Taxes for the 2nd half of the year 2014 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents on this 24th day of June, 2015.

GRANTOR:

BY: *Joanna Nykaza*
JOANNE NYKAZA

 Village of Elmwood Park
Village of Elmwood Park 1100.00 6-06-15

REAL ESTATE TRANSFER TAX		28-Jul-2015
COUNTY:		110.00
ILLINOIS:		220.00
TOTAL:		330.00

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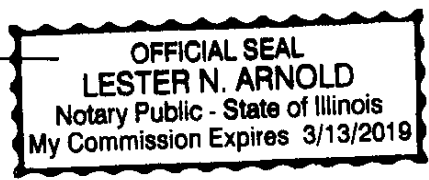
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, JOANNE NYKAZA, surviving spouse and widow of Erwin S. Nykaza, decedent, is personally known to me to be the Grantor of the above-identified Property and is 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 she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of June, 2015.

Commission Expires: 3/13/2019

Notary Public: Lester N. Arnold



This Instrument was prepared by: Lester N. Arnold, 1405 Wright Blvd., Schaumburg, IL 60193

Send subsequent Tax Bills to:
Timothy B. Decker
3124 N. 78th Avenue
Elmwood Park, IL 60707

Property of Cook County Clerk's Office

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LOT THIRTY SEVEN (37) IN BLOCK FIVE (5) IN WESTWOOD, BEING A MILLS AND SONS' SUBDIVISION IN THE WEST HALF OF SECTION TWENTY-FIVE (25), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

3124 North 78th Avenue
Elmwood Park, IL 60707

Property of Cook County Clerk's Office