

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)

### MAIL TO:

BASIL ABBOTT  
2121 N NATCHEZ AVE  
CHICAGO, IL 60707

### TAX BILL TO:

BASIL ABBOTT  
2121 N NATCHEZ AVE  
CHICAGO, IL 60707



Doc#: 1620239078 Fee: \$42.00  
RHSP Fee: \$9.00 HPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2016 02:29 PM Pg: 1 of 3

THE GRANTOR: **Adam Zegarski** married to **AnneMarie Zegarski**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to **Sherry Antonini and Basil Abbott**, PARTIES TO A COVR UNION, of City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

*\* AS TENANT BY THE ENTIRETY*

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2<sup>nd</sup> installment of 2015 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any ; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 13-31-210-047-0000

PROPERTY ADDRESS: 2121 N. Natchez Ave, Chicago, IL 60707

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

This is not a homestead property of AnneMarie Zegarski.

DATED THIS 24<sup>th</sup> DAY OF JUNE, 2016

### REAL ESTATE TRANSFER TAX



13-31-210-047-0000

COUNTY: 239.00  
ILLINOIS: 478.00  
TOTAL: 717.00

07-Jul-2016

| 20160601619775 | 1-344-359-744

x Adam Zegarski  
Adam Zegarski

### REAL ESTATE TRANSFER TAX



13-31-210-047-0000 | 20160601619775 | 1-324-977-472

28-Jun-2016

CHICAGO: 3,585.00  
CTA: 1,434.00  
TOTAL: 5,019.00 \*

\* Total does not include any applicable penalty or interest due.

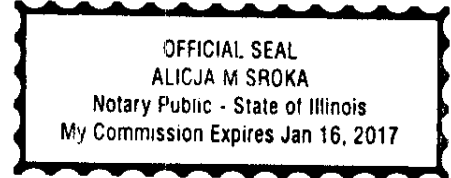
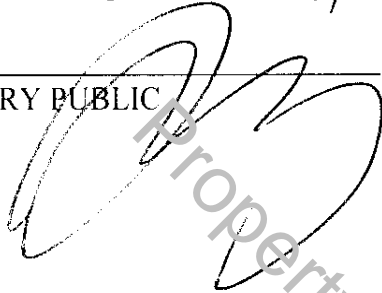
S Y  
P 3  
S N  
M N  
SC Y  
E Y  
INT 10

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Adam Zegarski**, is personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 5th Day of June, 2016.  
Commission expires 01/16/2017.

\_\_\_\_\_  
NOTARY PUBLIC



**Prepared by:**

*Alicja M. Sroka  
Alicja M. Sroka & Associates, P.C  
Attorney at Law  
114 Higgins Rd  
Park Ridge, Illinois 60068*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

THE SOUTH 33 FEET OF LOT 9 IN BLOCK 6 IN GRAND AVENUE HEIGHTS, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

13-31-210-047-0000  
2121 N. Natchez Ave, Chicago, IL 60707

Property of Cook County Clerk's Office