

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

JBMM Investments LLC  
2100 Manchester Rd #900  
Wheaton IL 60187



Doc# 1708644046 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2017 11:48 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR JBMM Investments LLC for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Andrzej Szczygiel, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 12-13-305-023

Property Address: 4236 N Ozark Avenue, Norridge, IL 60706

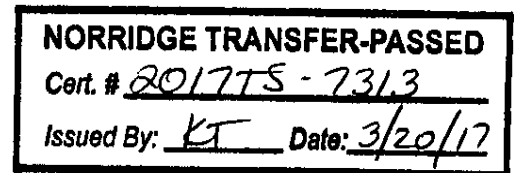
**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 21th day of March, 2017.

 (Seal)

Michael Simon – Authorized Member  
JBMM Investments LLC



REAL ESTATE TRANSFER TAX 27-Mar-2017



COUNTY:	104.50
ILLINOIS:	209.00
TOTAL:	313.50

12-13-305-023-0000 | 20170301627139 | 1-371-850-432

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STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF                 )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Simon for JBMM Investments LLC 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 21st day of March, 2017.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Offices of Joseph A. Riccelli  
127 W. Willow Avenue  
Wheaton, IL 60187

MAIL TO:

*Andrzej Szczygiel*  
*4236 N. Ozark Ave*  
*Norridge, IL 60706*

SEND SUBSEQUENT TAX BILLS TO:

*Andrzej Szczygiel*  
*4236 N. Ozark Ave*  
*Norridge, IL 60706*

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## EXHIBIT A LEGAL DESCRIPTION

Lot 7 in Block 5 in Kinsey's Irving Park Highlands, being a Subdivision of part of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office