

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, *Larry A. Shalzi and*

*Regina R. Shalzi, husband and wife*, of 304 South

Lincoln Avenue, Park Ridge, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in

hand paid, and other good and valuable consideration, CONVEY and WARRANT to *Christopher*

*B. Sernel and Kimberly A. Sernel, husband and wife*, of 205 West Touhy Avenue, #302, Park

Ridge, Illinois, not as tenants in common and not as joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate

situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: covenants, conditions, restrictions of record, 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.*

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 in tenancy in common and not in joint tenancy, but as husband and wife, in tenancy by the entirety forever.

Address of Real Estate: 304 South Lincoln Avenue, Park Ridge, Illinois, 60068

Permanent Real Estate Index Number: 09-35-115-023-0000

DATED this 21<sup>st</sup> day of August, 2017

LARRY A. SHALZI

REGINA R. SHALZI

State of Illinois

County of Cook

ss.

I, the undersigned, a Notary Public in and for said County, in the State afor said, DO HEREBY CERTIFY that *Larry A. Shalzi and Regina R. Shalzi*, personally known to me to be the same persons whose names 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 21<sup>st</sup> day of August, 2017



*[Signature]*  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

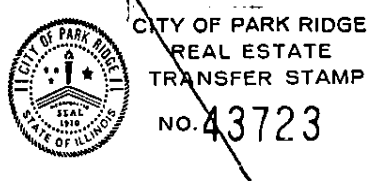
AFTER RECORDING, MAIL TO:  
Regina Barresi-Spalla, Esq.  
301 West Touhy Avenue  
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:  
Christopher B. Sernel & Kimberly A. Sernel  
304 South Lincoln Avenue  
Park Ridge, Illinois 60068

REAL ESTATE TRANSFER TAX		24-Aug-2017
COUNTY:	340.00	
ILLINOIS:	680.00	
TOTAL:	1,020.00	

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S Y  
P 2  
S N  
SC Y  
INT AR



Attorneys' Title Guaranty Fund, Inc.  
5. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Search Department

170253001828

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LEGAL DESCRIPTION

LOT 2 IN BLOCK 3 IN WHITAKER'S PARK RIDGE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 304 South Lincoln Avenue, Park Ridge, Illinois 60068

Permanent Real Estate Index Number: 09-35-115-023-0000

Property of Cook County Clerk's Office

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

304 South Lincoln Avenue  
Park Ridge, Illinois 60068

Larry A. Shalzi  
Regina R. Shalzi

to

Christopher B. Sernel  
Kimberly A. Sernel