

# UNOFFICIAL COPY

Doc#: 1818355138 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/02/2018 11:22 AM Pg: 1 of 3

18GNW024020 WC 192  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

Dec ID 20180601612352  
ST/CO Stamp 0-210-424-608 ST Tax \$341.00 CO Tax \$170.50

**Mail To:**

Karl Matuszewski  
3013 Halifax Ave  
Westchester, IL 60154

**Name & Address of Taxpayer:**

Karl Matuszewski  
3013 Halifax Ave  
Westchester, IL 60154

THE GRANTOR(S) Eric A. Sereda, married to \*Sharon Sereda, of 3013 Halifax, Westchester, State of Illinois, 60154, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Karl A. and Joanne G. Matuszewski, husband and wife

**(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)**

- Individually
- as Tenants in Common
- as Joint Tenants
- X not as joint tenants, nor tenants in common, but as Tenants by the Entirety

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois  
MAF 6-29-18

Whose address is 95 N. Gilbert, La Grange Park, Illinois 60526, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

Permanent Real Estate Index Number: 15-29-304-031-0000

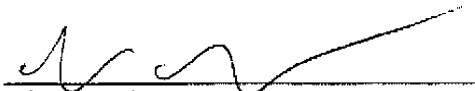
Address of Real Estate: 3013 Halifax, Westchester, IL, 60154


REAL ESTATE TRANSFER TAX		29-Jun-2018
COUNTY:		170.50
ILLINOIS:		341.00
<b>TOTAL:</b>		<b>511.50</b>

15-29-304-031-0000 | 20180601612352 | 0-210-424-608

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Dated this 19th day of June, 20 18.

  
Eric A. Sereda

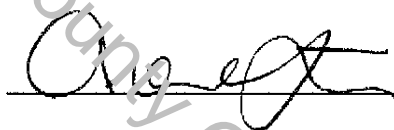
  
\*Sharon Sereda, Signing for the Sole Purpose of  
Waiving Homestead Rights

STATE OF ILLINOIS, COUNTY OF COPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Eric A. Sereda & Sharon Sereda**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 19th day of June, 20 18.



  
(Notary Public)

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

Property of Copage County Clerk's Office

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## Exhibit A

**LOT 32 IN WALTER S. BALTIS WOODLAND VIEW, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 27, 1977 AS DOCUMENT LR2940074 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 27, 1977 AS DOCUMENT 23948284, IN COOK COUNTY, ILLINOIS.**

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