

# UNOFFICIAL COPY



## WARRANTY DEED

THE GRANTORS, Michael A. Szczepaniak and Catherine M. Szczepaniak, husband and wife, of the City of Niles, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY** and **WARRANT** to

Doc# 1819149106 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2018 10:48 AM PG: 1 OF 3

Miroslav Ivanovic, a married man of the City of Niles, State of Illinois, the following described Real Estate:

Attached Legal Description Attachment "A"

COMMONLY KNOWN AS: 7510 W. Lawler Ave., Niles, IL 60714

PIN: 09-25-222-~~000~~-0000  
004

situated in the County of Cook, State of Illinois. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. The Grantee shall have and hold said premises forever.

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 yet due and payable at the time of Closing.

DATED this 4th day of July, 2018

Michael A. Szczepaniak (SEAL)  
Michael A. Szczepaniak

Catherine M. Szczepaniak (SEAL)  
Catherine M. Szczepaniak

### REAL ESTATE TRANSFER TAX

	09-Jul-2018
COUNTY:	150.50
ILLINOIS:	301.00
TOTAL:	451.50
09-25-222-004-0000	20180701619581   1-487-893-280

VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
7/5/18  
7510 Lawler  
24857 \$ 903.00

### AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

1821620 147

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF Cook        )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Michael A. Szczepaniak and Catherine M. Szczepaniak, 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.

WITNESS my hand and official seal this 4<sup>th</sup> day of July, 2018.

*Donna L. Rowling*  
Donna L. Rowling  
NOTARY PUBLIC



Prepared by:  
Donna L. Rowling  
Attorney at Law  
1016 West Jackson Blvd.  
Chicago, IL 60607

MAIL TO:

*ALICJA SROKA, ESQ*  
*7742 W. Hippins Rd # C102*  
*Chicago IL 60651*

SEND SUBSEQUENT TAX BILLS TO:

*Miroslav Ivanovic*  
*7510 W. Lawler Ave*  
*Niles IL 60714*

Recorder's Office Box No. \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

American Land Title Association

File Number : 1821620  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

## EXHIBIT A

**Legal:**

LOT 22 IN SHEKLETON'S ORIOLE PARK, BEING A SUBDIVISION OF PART OF LOTS 14, 15, 16 AND 17 IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART LYING WEST OF THE EAST LINE OF ROAD OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Address:** 7510 W. Lawler Ave., Niles, IL 60714**PIN #:** 09-25-222-004-0900**PIN #:****PIN #:****Township:** Maine

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance( issued by Fidelity National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).*