

**WARRANTY DEED**  
~~JOINT TENANCY BY~~  
**ENTIRETY**

**UNOFFICIAL COPY**



Mail to:  
Balsam/Varghese  
3635 N Bernard St  
Chicago, IL 60618

Doc# 1826813031 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2018 12:08 PM PG: 1 OF 2

Property Tax Bills to:  
Balsam/Varghese  
3635 N Bernard St  
Chicago, IL 60618

THE GRANTOR(S), **PIOTR SOJKA**, a married man, of Cook County, State of Illinois 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 **HUGH BALSAM AND MARTIN VARGHESE**, *parties to a civil union*, net in Tenancy in Common but in ~~Joint Tenancy~~ the following described real estate, to-wit: *See attached*

~~THE WEST  
LOT 2 IN SUBDIVISION OF THE WEST 1/2 OF NORTH 1/2 OF BLOCK 10 IN BICKERDIKES SECOND ADDITION TO IRVING PARK, A SUBDIVISION OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT 1.27 ACRES IN THE SOUTHEAST CORNER THEREOF) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.~~

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) general real estate taxes for 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2017-18; and (d) acts of Purchasers/Grantees.

TO HAVE AND TO HOLD said premises unto the Grantees forever, ~~Not as Tenants in Common, Not By~~ Tenancy By the Entirety, ~~But As Joint Tenants~~

Permanent Real Estate Index Number(s): 13-23-229-035-0000  
Address(es) of Real Estate: 3635 North Bernard Street, Chicago, Illinois 60618

In witness whereof, said grantors have caused their names to be signed below this 12<sup>th</sup> day of September, 2018.

*[Signature]*  
PIOTR SOJKA

THIS IS NOT HOMESTEAD PROPERTY

STATE OF ILLINOIS }  
COUNTY OF COOK }ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Piotr Sojka, 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 Notarial Seal this 12<sup>th</sup> day of September, 2018

*[Signature]* (Notary Public)

1894566 1/2

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453



Prepared by:  
Zbigniew S. Kojs, P.C.  
7163 West 84<sup>th</sup> Street  
Burbank, Illinois 60459-2203

*[Handwritten mark]*

*[Handwritten mark]*


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## LEGAL DESCRIPTION

LOT 2 IN SUBDIVISION OF THE WEST 1/2 OF NORTH 1/2 OF BLOCK 10 IN BICKERDIKES SECOND ADDITION TO IRVING PARK, A SUBDIVISION OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT 1.27 ACRES IN THE SOUTHEAST CORNER THEREOF) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Address commonly known as:  
3635 N Bernard Street  
Chicago, IL 60618

PIN#: 13-23-229-035-0000

| REAL ESTATE TRANSFER TAX  |               | 20-Sep-2018       |
|---|---------------|-------------------|
|  | CHICAGO:      | 5,700.00          |
|   | CTA:          | 2,280.00          |
|   | <b>TOTAL:</b> | <b>7,980.00 *</b> |

13-23-229-035-0000 | 20180901682590 | 1-514-317-984

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

| REAL ESTATE TRANSFER TAX   |               | 25-Sep-2018     |
|--|---------------|-----------------|
|   | COUNTY:       | 380.00          |
|  | ILLINOIS:     | 760.00          |
|  | <b>TOTAL:</b> | <b>1,140.00</b> |

13-23-229-035-0000

| 20180901682590 | 0-321-345-792