

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY  
Joint Tenancy



Doc# 1830634072 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2018 02:27 PM PG: 1 OF 3

GRANTOR(S): **WIESLAW KULIS AND LILLA KULIS, divorced from each other and not since remarried**, of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **CHRISTOPHER MULLANEY, an unmarried man, and DEBORAH MULLANEY, a married woman**, 7734 W. Peterson Ave., Chicago, IL 60631, not in Tenancy in Common, but in **JOINT TENANCY**, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 12-25-221-032-0000  
ADDRESS: 2904 N. 73<sup>rd</sup> Avenue, Elmwood Park, IL 60707

SUBJECT TO: (1) Covenants, conditions and restrictions of record;  
(2) Building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and  
(3) 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, but in **JOINT TENANCY**, forever.

DATED this 31<sup>st</sup> day of October, 2018.

WIESLAW KULIS

LILLA KULIS  
a/k/a LILLA KAZIMIERSKA-KULIS



Village of Elmwood Park  
Transfer Stamp

\$1740.00

10-30-18  
K

### REAL ESTATE TRANSFER TAX

02-Nov-2018



COUNTY:	174.00
ILLINOIS:	348.00
TOTAL:	522.00

12-25-221-032-0000

| 20181001619712 | 1-739-127-968

CCRD REVIEW

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **WIESLAW KULIS AND LILLA KULIS a/k/a LILLA KAZIMIERSKA-KULIS, divorced from each other and not since remarried**, 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  
as Notary Public this 31 day of October, 2018.

NOTARY PUBLIC

Name and Address of Preparer:

Agnes Pogorzelski  
Agnes Pogorzelski & Associates, P.C.  
7443 W. Irving Park Road, Suite 1W  
Chicago, Illinois 60634

MAIL TO:

WIKRAM CARTAGENA  
1910 N. HOYNE  
CHICAGO, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

CHRISTOPHER MULLANEY & DEBORAH MULLANEY  
2904 N. 73RD AVE  
ELMWOOD PARK, IL 60707

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## EXHIBIT A

THE NORTH 65 FEET OF LOT 70 (EXCEPT THE NORTH 30 FEET) IN JOHN J. RUTHERFORD'S SECOND ADDITION TO MONT CLARE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### **PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:**

12-25-221-032-0000  
2904 N. 73rd Ave, Elmwood Park, IL 60707

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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.*

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