UNOFFICIAL CO

Doc#. 1912046194 Fee: \$50.00

Cook County Recorder of Deeds Date: 04/30/2019 01:29 PM Pg: 1 of 2

ST/CO Stamp 1-272-814-496 ST Tax \$160.00 CO Tax \$80.00

City Stamp 0-338-090-912 City Tax: \$1,680.00

Dec ID 20190401651872

Edward M. Moody

WARRANTY DEED **ILLINOIS**

THE GRANTOR:

Joseph G. Smigielski, Married to Tracey Lynn Smigielski 7400 N. Sheridan Road,

Unit 3A

Proper Title, LLC

1530 E. Dundee Rd. Ste. 250

Palatine, IL 60074

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

> Jacob Martin, an unmarned man 1344 W. Lunt Ave, Apt 216 Chicago, IL 60626

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 7400-3 As Delineated On The Survey of The Following Described Parcel Of Real Estate (hereinafter Referred To As 'parcel'): The South 1/2 Of Lot 3 In Block In Birchwood Beach A Subdivision Of That Part Of Section 29, Township 41 North, Range 14, East Of The Third Principal Meridian, Lying South Of The Indian Boundary Line In Cook County, Illinois, Which Said Survey Is Attached As Exhibit "A" To A Certain Declaration Of Condominium Ownership Made By The Pioneer Trust And Savings Bank, As Trustee Under A Certain Trust Agreement Dated May 17, 1971 And Known As Trust No. 17733 And Registered In The Office Of The Registrar Of Titles Of Cook County, Illinois On June 15, 1978 As Documents No. 3024444, Together With An Undivided 9/2% Interest In Said Parcel (excepting From Said Parcel All Property And Space Comprising All The Units Thereon As Defined And Set Forth In Said Declaration Of Condominium Ownership And Survey).

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

SUBJECT TO: The following, if any: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Number: 11-29-311-027-1009

Address of Real Estate: 7400 N. Sheridan Road, Unit 3A, Chicago, IL 60626

REAL ESTATE TRANSFER TAX		22-Apr-2019
	CHICAGO:	1,200.00
	CTA:	480.00
	TOTAL:	1,680.00 *
11-29-311-027-1009	20190401651872	0-338-090-912

^{*} Total does not include any applicable penalty or interest due.

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UNOFFICIAL COPY

Dated this <u>May of April, 2019</u>

Joseph G. Smigielski

Tracey Lynn Smigielski, is signing this instrument solely for the purpose of Waiving any and all homestead rights

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned a Notery Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph G. Smigielski and Tracey Lynn Smigelski husband and wife, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this // oay of April, 2019.

Notary Public

This instrument was prepared by: Ami J. Oseid.

Attorney at Law

3653 W Irving Park Road

Chicago, IL 60618

MAIL TO:

MAIL SUBSEQUENT TAX BILLS TO:

Edward J. Flynn II Attorney at Law 1415 W. 22nd Street, Tower Floor

Oak Brook, IL 60523

Jacob Martin 7400 N. Sheridan Road, Unit 3A Chicago, IL 60626