

UNOFFICIAL COPY

H80777

WARRANTY DEED
Illinois Statutory



1921745054D

Doc# 1921745054 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/05/2019 02:10 PM PG: 1 OF 4

Mail to:

Sloba Pavlovich
Attorney at Law
2900 W. Irving Park Rd., Ste. 1
Chicago, IL 60618

Name and Address of Taxpayer:

2108 W. Huron, LLC
~~2108 W. Huron Street~~
Chicago, IL 60612
24 Westcott Lane
South Barrington, IL 60010

The Grantor(s), JOHN KOWALCZYK, Heir at Law of Marquetta Kowalczyk, deceased, as to a 50% tenancy in common interest, of the Village of Villa Park, County of DuPage, State of Illinois, DANIEL POZDOLL, an unmarried man, as to a 25% tenancy in common interest, of the City of Chicago, County of Cook, State of Illinois, and JOHN KOWALCZYK, a married man, as to a 25% tenancy in common interest, of the Village of Villa Park, County of DuPage, State of Illinois, in and for consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to:

2108 W. HURON, LLC, an Illinois Limited Liability Company,
of 24 Westcott Lane, South Barrington, IL 60010

All interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal description attached as Exhibit A

Permanent Index No.: 17-07-106-041-0000

Property Address: 2108 W. Huron Street, Chicago, IL 60612

Subject to: General real estate taxes for the year 2018 and subsequent years; covenants, conditions and restrictions of record; building lines and easements of record.

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

THIS IS NOT HOMESTEAD PROPERTY FOR JOHN KOWALCZYK.


HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630


S Y
P 4
S —
M —
SC Y
E —
INT JA

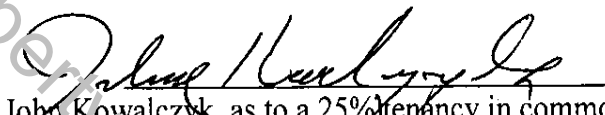
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THIS IS HOMESTEAD PROPERTY FOR DANIEL POZDOLL.

Dated this 20th day of July, 2019.


John Kowalczyk, Heir at Law as to a 50% tenancy in common interest

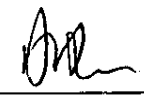

Daniel Pozdoll, as to a 25% tenancy in common interest


John Kowalczyk, as to a 25% tenancy in common interest

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Kowalczyk, Heir at Law of Marquette Kowalczyk, deceased, as to a 50% tenancy in common interest, Daniel Pozdoll, an unmarried man, as to a 25% tenancy in common interest, and John Kowalczyk, a married man, as to a 25% tenancy in common interest, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20th day of July, 2019.


Notary Public


my commission expires: 3/15/21



REAL ESTATE TRANSFER TAX	05-Aug-2019
COUNTY:	215.00
ILLINOIS:	430.00
TOTAL:	645.00

17-07-106-041-0000 | 20190801650026 | 0-686-840-928

COUNTY - ILLINOIS TRANSFER STAMPS

REAL ESTATE TRANSFER TAX	05-Aug-2019
 CHICAGO:	3,225.00
CTA:	1,290.00
TOTAL:	4,515.00 *

17-07-106-041-0000 | 20190801650026 | 1-431-739-488

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

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NAME AND ADDRESS OF

PREPARER:

David E. Alms, Ltd.

2815 Forbs Avenue, Suite 107

Hoffman Estates, IL 60192

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT "A"

**LOT 97 IN BLOCK 6 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS**

P.I.N. 17-07-106-041-0000

C/K/A 2108 W HURON STREET, CHICAGO, ILLINOIS, 60612

Property of Cook County Clerk's Office