

GUTNOFFICIAL COPY

Greater Illinois Title Company
41048138G

Doc#: 1930246106 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/29/2019 09:57 AM Pg: 1 of 3

Dec ID 20191001620282
ST/CO Stamp 0-533-004-640 ST Tax \$351.00 CO Tax \$175.50
City Stamp 0-994-344-544 City Tax: \$3,685.50

1/2 41048138G

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), *Husband; wife* Alphonse C. Bielski and Karen R. Bielski, of 1130 Lincoln Blvd., Manitowoc, Wisconsin 54220, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Eric C. Dropkin and Emily Rubenstein, of 1413 N. Oakley Blvd., 2nd Floor, Chicago, IL 60622, as husband and wife, not as joint tenants or tenants in commons, but as **Tenants by the Entirety**, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or as tenants in common, but as **Tenants by the Entirety** forever.


Subject, however, to the general taxes for the year of 2019 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-16-423-016-0000

Property Address: 4829 West Warner Avenue, Chicago, IL 60641

Dated this 17th day of October, 2019.


Alphonse C. Bielski


Karen R. Bielski

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

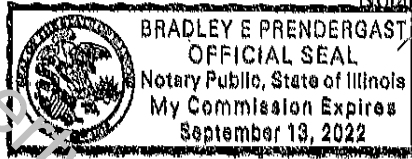
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Alphonse C. Bielski and Karen R. Bielski**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, 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 notarial seal, this 17TH day of **October, 2019**.



Notary Public

My commission expires:



THIS DOCUMENT PREPARED BY:



Bradley E. Prendergast
Attorney at Law
2108 W. Devon Avenue
Chicago, IL 60659


MAIL TAX BILL TO:

Eric C. Dropkin and Emily Rubenstein
4829 West Warner Avenue
Chicago, IL 60641

MAIL RECORDED DEED TO:

Warren Silver
SILVER LAW OFFICE, PC
1700 W. Irving Park Road
Chicago, IL 60613

REAL ESTATE TRANSFER TAX		28-Oct-2019
	COUNTY:	175.50
	ILLINOIS:	351.00
	TOTAL:	526.50
13-16-423-016-0000 20191001620282 0-533-004-640		

REAL ESTATE TRANSFER TAX		28-Oct-2019
	CHICAGO:	2,632.50
	CTA:	1,053.00
	TOTAL:	3,685.50 *
13-16-423-016-0000 20191001620282 0-994-344-544		

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

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EXHIBIT "A"

LOT 37 IN E.C. DICKINSON SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 4829 West Warner Avenue, Chicago, IL 60641
Tax Number: 13-16-423-016-0000

Property of Cook County Clerk's Office