

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1930846188 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/04/2019 10:20 AM Pg: 1 of 3

Dec ID 20190901679531
ST/CO Stamp 0-086-761-824 ST Tax \$208.00 CO Tax \$104.00

19632531-OAK
ATA National Title Group, LLC
120 S. LaSalle Street, Suite 1240
Chicago, IL 60603

THE GRANTOR(S) Serafin Jimenez, an unmarried man, of the Village of STICKNEY, County of COOK, State of IL 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 John Kosacz, individually, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof


SUBJECT TO: 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.

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

Permanent Real Estate Index Number(s): 19-06-302-006-0000
Address(es) of Real Estate: 4315 Wenonah Ave. Stickney, IL 60402

Dated this 28 day of October, 2019.


Serafin Jimenez

 VILLAGE OF STICKNEY
REAL ESTATE TRANSFER TAX
DATE 10.29.19
AMOUNT PAID \$ 1040.00



Weppler Law Group, LLC

4315 Wenonah Ave. Stickney, IL 60402

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STATE OF ILLINOIS, COUNTY OF

Cook

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Serafin Jimenez, 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 official seal, this

28th

day of

October, 20 19

(Notary Public)

Prepared by:

WEPPLER LAW GROUP, LLC
 BY: ELINETH SANZ
 121 W. CHURCH STREET
 LIBERTYVILLE, IL 60048

Mail to:

Elina Golod
 550 W. Washington Blvd, Suite 201
 Chicago, IL 60661

Name and Address of Taxpayer:

John Kosacz
 4315 Wenonah Ave,
 Stickney, IL 60402



Wepler Law Group, LLC

4315 Wenonah Ave. Stickney, IL 60402

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Exhibit "A" – Legal Description

LOT 6 IN BLOCK 2 IN WALTER G. MCINTOSH'S FOREST VIEW GARDENS, BEING A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23 AND 28 IN CIRCUIT COURT PARTITION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1922 AS DOCUMENT 7532229 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

