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WARRANTY D E E D

Doc#. 2002347073 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 01/23/2020 09:43 AM Pg: 1 of 3

Dec ID 20200101692485

ST/CO Stamp 0-447-181-664 ST Tax \$196.00 CO Tax \$98.00

City Stamp 1-697-772-384 City Tax: \$2,058.00

This agreement, made this 17th day of January, 2020, between **JANUSZ PACHLA**, a unmarried man, of the city of Chicago, County of Cook party of the first part,
VALERIE GARDNER, a married woman, of the City of Chicago, county of Cook, state of Illinois, party of the second part,

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND **CONVEY AND WARRANT** unto the party of the second part, and to her heirs and assigns, FOREVER as :

☐ NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
☐ NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
☐ NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all the following described real estate, situated and described as follows, to wit:


LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

COMMONLY KNOWN AS: 10321 S. Avenue H Chicago, IL 60617

PIN: 26-08-316-008-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent years.

This is not a Homestead Property


JANUSZ PACHLA

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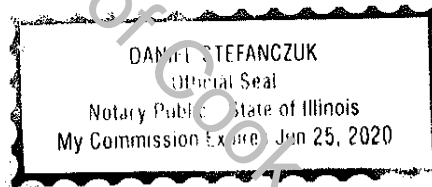
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JANUSZ PACHLA** personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that as such, they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of January, 2020.

Commission expires June 25, 2020.

NOTARY PUBLIC



This instrument prepared by: Daniel Stefanczuk, Whitacre & Stefanczuk LTD., 6841 W. Belmont Ave., Chicago, IL 60634

MAIL TO:

Kentoh Scott & Associates
260 S. Schmidt Rd. Suite A
Bolingbrook, IL 60440

SEND SUBSEQUENT TAX BILLS TO:

Property Owners
10321 S. Ashland H, Chicago, IL 60617

Recorder's Office Box No. _____

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American Land Title Association

File Number : 1923673
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

EXHIBIT A

Legal:

LOT 41 IN BLOCK 16 IN IRON WORKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 10321 S. Avenue H., Chicago, IL 60617

PIN #: 26-08-316-008-0000

PIN #:

PIN #:

Township: Hyde Park

This page is only a part of a 2016 ALTA® Commitment for Title Insurance(issued by Old Republic National 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).

