

UNOFFICIAL COPY

Doc#: 2007646130 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/16/2020 10:00 AM Pg: 1 of 3

Dec ID 20191001628374
ST/CO Stamp 0-155-590-496 ST Tax \$233.00 CO Tax \$116.50
City Stamp 1-900-420-960 City Tax: \$2,446.50

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 2995257

(This space is for recorder's use only)

THE GRANTOR, T & Z Development, Inc. an Illinois corporation created and existing under and by virtue of the laws of the State Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, and pursuant to the authority given by the Directors and Shareholders of the corporation, CONVEYS and WARRANTS to

^m
Emanuel O. Abidemi,

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

See Attached Legal

LOT 19 (EXCEPT THE SOUTH 24.03 FEET THEREOF) AND ALSO (EXCEPT THE NORTH 12.09 FEET THEREOF) IN BLOCK 13, IN CHATHAM FIELDS SUBDIVISION OF THE NORTHEAST OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8055 S. ST. LAWRENCE AVE., CHICAGO, IL 60619

PERMANENT REAL ESTATE INDEX NUMBER: 20-34-212-035-0000

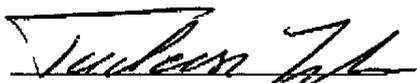
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

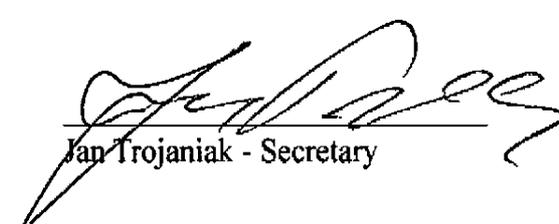
SUBJECT TO: General taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to those present by its President and attested by its Secretary, this 26th Day of Feb., 2020.

T & Z Development, Inc.

By:


Tadeusz Zeglen- President


Jan Trojaniak - Secretary

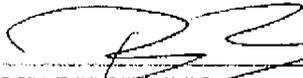
UNOFFICIAL COPY

State of Illinois,
County of Cook ss.

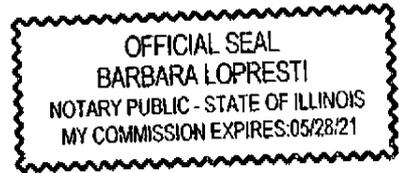
The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tadeusz Zeglen and Jan Trojaniak, personally known to me to be the shareholders and directors of said corporation which name is subscribed to the foregoing instrument, appeared before me this day in 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 on 2-26, 2020.

Commission expires: 5/28/2021



NOTARY PUBLIC



Mail Deed:
Erika Finley
Attorney at Law
417 Des Plaines Ave., Ste. 732
Forest Park, IL 60130

Send Tax Bill:
Emanuel^m Abidemi
8055 S. St. Lawrence Ave.
Chicago, IL 60619

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 19 (EXCEPT THE SOUTH 24.03 FEET THEREOF) AND ALSO (EXCEPT THE NORTH 12.09 FEET THEREOF) IN BLOCK 13, IN CHATHAM FIELDS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-34-212-035-0000 (VOL. 268)

Property Address: 8055 S Saint Lawrence Avenue, Chicago, Illinois 60619

Property of Cook County Clerk's Office