

# UNOFFICIAL COPY

Doc#: 2012003148 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/29/2020 10:55 AM Pg: 1 of 2

Dec ID 20200301649813  
ST/CO Stamp 1-606-594-784 ST Tax \$380.00 CO Tax \$190.00

744-828 1/2

## WARRANTY DEED STATUTORY (ILLINOIS)

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

**THE GRANTORS,**  
**NICHOLAS STIGLICH,**  
Married to Mary McSweeney,  
of the Village of Northbrook,  
and State of Illinois, for and in  
consideration of TEN and  
NO DOLLARS, and other  
good and valuable  
considerations in hand paid,  
Conveys and Warrants unto

**JAMES POMERANTZ and ERIN SEOLAR, husband and wife, of 2110 W. Division St., Unit 3F, Chicago, IL, not as joint tenants but as TENANCY BY ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:**

THE EAST 50 FEET OF THE WESTERLY 100 FEET OF BLOCK 13 IN NORTHBROOK MANOR, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTHERLY 16 RODS OF THE EASTERLY 40 RODS THEREOF) AND THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DATED AUGUST 12, 1924 DOCUMENT NO. 8548672 IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** (a) general real estate taxes not due and payable at closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

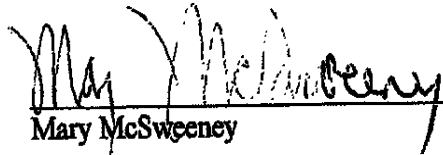
Permanent Real Estate Index Number(s): 04-09-419-015-0000

Address(es) of Real Estate: 2143 Illinois Rd., Northbrook, IL 60062

Dated this 21<sup>st</sup> of March, 2020

# UNOFFICIAL COPY

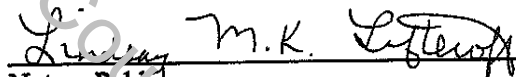
  
\_\_\_\_\_  
Nicholas Stiglich

  
\_\_\_\_\_  
Mary McSweeney

State of IL )  
 )  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas Stiglich and Mary McSweeney are 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 they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Give under my hand and official seal on 03/21/20, 2020

  
\_\_\_\_\_  
Notary Public

My commission Expires: 8/31/2023



This instrument was prepared by: John Q. Fitzpatrick, Fitzpatrick Law Firm, 11011 S. Kedzie Ave., Chicago, IL 60655

**MAIL TO:**  
Olson, Grabil, & Flitcraft  
Michael Grabil  
707 Skokie Blvd., Suite 420  
Northbrook, IL 60062

**SEND SUBSEQUENT TAX BILLS TO:**  
James Pomerantz  
2143 Illinois Road  
Northbrook, IL 60062