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WARRANTY DEED (Illinois)

Doc#: 2024620099 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/02/2020 10:59 AM Pg: 1 of 3

Dec ID 20200601696684
ST/CO Stamp 2-030-322-400 ST Tax \$525.00 CO Tax \$262.50

THIS DEED is made as of the 22 day of MAY, 2020, by and between

DANIEL POP AND ALINA T.
HUSBAND AND WIFE

("Grantor," whether one or more).

and

NATHAN ALIN BUJDEL AND
ANCA BUJDEL, HUSBAND AND WIFE
NOT AS TENANTS IN COMMON OR
JOINT TENANTS BUT AS TENANTS BY
THE ENTIRETY

("Grantee," whether one or more).

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

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 27 AND 28 IN BLOCK 4 IN ENGEL AND BECKER'S KENILWORTH AVENUE SUBDIVISION WHICH IS A SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTH 70 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 3801 FITCH AVE., LINCOLNWOOD, IL 60712

PARCEL INDEX NUMBER (PIN): 10-35-103-031-0000 (VOL: 130)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2019 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 22 day of May, 2020.



DANIEL POP



ALINA T. POP

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

NATHAN A. BUJDEI

3801 FITCH LINCOLNWOOD, IL 60712

SEND SUBSEQUENT TAX BILLS TO: NATHAN ALIN BUJDEI & ANCA BUJDEI
3801 FITCH AVE., LINCOLNWOOD, IL 60712

OR

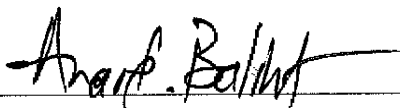
RECORDER'S OFFICE BOX NO. _____

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DANIEL POP and ALINA T. POP, 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 that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of May, 2020.

Notary Public



My Commission Expires:

04/13/2024



