

UNOFFICIAL COPY

WARRANTY DEED

MAIL RECORDED DEED TO:

Julia K. Varsamis and
Sandra Chlebowicz
6456 N. Oliphant Avenue
Chicago, IL 60631-1510

MAIL FUTURE TAX STATEMENTS

TO:

Julia K. Varsamis and
Sandra Chlebowicz
6456 N. Oliphant Avenue
Chicago, IL 60631-1510

Doc#: 2031520152 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 09:51 AM Pg: 1 of 3

Dec ID 20200901612875
ST/CO Stamp 0-139-777-504 ST Tax \$490.00 CO Tax \$245.00
City Stamp 0-744-459-744 City Tax: \$5,145.00

THE GRANTORS, **John B. Moser and Maria Moser**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEY AND WARRANT TO **Julia K. Varsamis, a single woman**, of the City of CHICAGO, County of **COOK**, State of Illinois and **Sandra Chlebowicz, a single woman**, of the City of CHICAGO, County of **COOK**, State of Illinois, not as tenants in common but as joint tenants with rights of survivorship, the following described real estate situated in the County of **COOK**, in the State of Illinois, to wit:

See Exhibit A

Property Index Number: 09-36-323-045-0000
Commonly known as: 6456 N Oliphant Ave, Chicago, IL 60631

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through grantees; and general real estate taxes not yet due and payable.

The Grantors expressly release and waive any and all rights of homestead in the property.

2025A85302ALP
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Dated this Sept. day of 22, 2020

John B. Moser
John B. Moser

Dated this Sept. day of 22, 2020

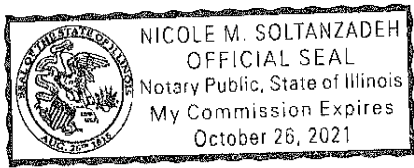
Maria Moser
Maria Moser

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
)
) **ss**
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that **John B. Moser and Maria Moser** are personally known to me to be the same person whose names 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.

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



[Signature]
Notary Public
Commission Expires on:

NAME and ADDRESS OF PREPARER:

Nicole M. Soltanzadeh, Esq.
The Law Office of Nicole M. Soltanzadeh, LLC
20 N. Clark Street, Suite 3300
Chicago, IL 60602

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Exhibit A

ALL OF LOT TWENTY SIX AND TWENTY SEVEN (EXCEPT THE SOUTH FIFTEEN FEET THEREOF)
IN BLOCK THIRTY THREE IN EDISON PARK, SAID PARK BEING A SUBDIVISION IN SECTION 36,
TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

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