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Doc#: 2031807686 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/13/2020 05:05 PM Pg: 1 of 2

WARRANTY DEED Illinois Statutory (General)

The **GRANTORS, JAMES SIVICEK and COURTNEY SIVICEK**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of **TEN and NO/100 DOLLARS**, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to:

JENNA RICE and JOHN T. PLATT
6450 N Oshkosh Ave
Chicago IL 60631

Dec ID 20200901687049
ST/CO Stamp 0-897-885-664 ST Tax \$430.00 CO Tax \$215.00
City Stamp 1-434-756-576 City Tax: \$4,515.00

ABOVE SPACE RECORDER'S OFFICE

as Joint Tenants with rights of survivorship, the following described Real Estate situated in the County of Will, State of Illinois, legally described as:

LOT 5 AND THE NORTHEAST 1/2 OF LOT 6 IN BLOCK 32 IN EDISON PARK IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general real estate taxes not due and payable at the time closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which confirm to the present usage of the premises; public and utility easements which serve the premises; and public roads and highways

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 **FIDELITY NATIONAL TITLE**
OC20031303


Permanent Real Estate Index Number(s): **09 - 36 - 322 - 008 - 0000**



Address of Real Estate: **6540 North Oshkosh Avenue, Chicago, IL 60631**

Dated this 18 day of September, 2020


JAMES SIVICEK


COURTNEY SIVICEK

REAL ESTATE TRANSFER TAX		18-Sep-2020
	CHICAGO:	3,225.00
	CTA:	1,290.00
	TOTAL:	4,515.00 *
09-36-322-008-0000 20200901687049 1-434-756-576		

REAL ESTATE TRANSFER TAX		18-Sep-2020
	COUNTY:	215.00
	ILLINOIS:	430.00
	TOTAL:	645.00
09-36-322-008-0000 20200901687049 0-897-885-664		

* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that James Sivicek and Courtney Sivicek personally known to me to be the same persons whose name 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 use and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 18 day of September 2020



Joseph J Bird
NOTARY PUBLIC

My Commission Expires: 7/14/24

Send Future Taxes To:

Jenna Rice and John T. Platt
6540 North Oshkosh Avenue
Chicago, IL 60631

Return this document to:

Jenna Rice and John T. Platt
6540 North Oshkosh Avenue
Chicago, IL 60631

This instrument was prepared by:

Joseph Bird
Attorney At Law
3400 West 111th Street, #425
Chicago, IL 60655

RECORDER'S OFFICE BOX NO. _____