

1 of 2

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**UNOFFICIAL COPY**

**WARRANTY DEED  
TENANTS BY ENTIRETY**

Doc#: 2033841137 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/03/2020 03:06 PM Pg: 1 of 3

Dec ID 20200801675535  
ST/CO Stamp 0-926-817-248 ST Tax \$197.00 CO Tax \$98.50  
City Stamp 0-875-473-888 City Tax: \$2,068.50

Above Space for Recorder's Use Only

**THE GRANTOR, JANET M. GNIADEK, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of (\$10.00) TEN and NO/100<sup>th</sup> DOLLARS, in hand paid, CONVEYS and WARRANTS to NICHOLAS B. POLUHA and KATRINA HERRMANN, husband and wife, 1726 West Lemoyne Street, Apt. 1, Chicago, Illinois 60622, not as tenants in common and not as joint tenants but as Tenants by the Entirety, the following described real estate located in Cook County, Illinois, to wit:**

Herrmann

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. **\*TO HAVE AND TO HOLD SAID PREMISES** as Tenants by the Entirety, forever.

**SUBJECT TO:** General real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and by-laws and all amendments thereto; public and utility easements including any easements established by or implied from the declaration and by-laws or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Address(es) of Real Estate: 6259 North Magnolia Avenue, Unit G, Chicago, Illinois 60660

Permanent Index Number (PIN): 14-05-115-030-1004

**REMAINDER OF DOCUMENT DELIBERATELY LEFT BLANK**

# UNOFFICIAL COPY

Dated this 30th, day of September, 2020.

Janet M Gniadek (Seal)  
JANET M. GNIADEK

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 **JANET M. GNIADEK, an unmarried woman**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of September, 2020.

Joanne Gleason  
NOTARY PUBLIC



This instrument was prepared by:  
Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 (847) 421-3900

Upon recording mail to:

SEND SUBSEQUENT TAX BILLS TO:

Nicholas B. Poluha & Katrina Herrmann  
6259 N. Magnolia Ave Unit 6  
Chicago, IL 60660

Nicholas B. Poluha & Katrina Herrmann  
6259 N Magnolia Ave, Unit 6  
Chicago, IL 60660

# UNOFFICIAL COPY

15826-20-63628-IL

Property Address: 6259 N. Magnolia Avenue, Unit G, Chicago, IL 60660  
Parcel ID: 14-05-115-030-1004

UNIT NO. 6259-G IN THE MAGNOLIA SQUARE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 20169553, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office