

UNOFFICIAL COPY

WARRANTY DEED

(Joint Tenancy)

**GRANTEE'S ADDRESS &
MAIL TAX BILL TO:**

Andrzej Talaga and Krzysztof Maturski
5744 S. Nordica Avenue
Chicago, Illinois 60638

Doc#: 2035217233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2020 03:15 PM Pg: 1 of 2

Dec ID 20201001629719
ST/CO Stamp 1-182-811-104 ST Tax \$240.00 CO Tax \$120.00
City Stamp 0-525-059-040 City Tax: \$2,520.00

MAIL RECORDED DEED TO:

Attorney Chris Koczwara
5832 S Archer Ave,
Chicago, IL 60638

THE GRANTORS, **DONALD L. LOY AND ANNE M. LOY**, as husband and wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY AND WARRANT** to **ANDRZEJ TALAGA AND KRZYSZTOF MATURSKI**, of Chicago, Illinois not as Tenants in Common, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 40 FEET OF THE NORTH 120 FEET OF LOT 3 IN BLOCK 96 IN FREDERICK H. BARTLETT'S 6TH ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 19-18-118-027

Property Address: 5744 S. Nordica Avenue, Chicago, IL 60638

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises not as tenants in common, but in joint tenancy forever.

**FIDELITY NATIONAL
TITLE INSURANCE**

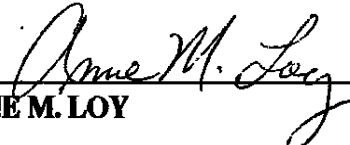
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DATED this 5th day of October, 2020.



DONALD L. LOY




ANNE M. LOY

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DONALD L. LOY AND ANNE M. LOY, 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 the said instrument, as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and notarial seal this 5 day of October, 2020.






Notary Public

PREPARED BY:
Fisher Berardi Law
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

REAL ESTATE TRANSFER TAX		19-Oct-2020
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00
19-18-118-027-0000 20201001629719 1-18-21-104		

REAL ESTATE TRANSFER TAX		19-Oct-2020
	CHICAGO:	1,800.00
	CTA:	720.00
	TOTAL:	2,520.00 *
19-18-118-027-0000 20201001629719 0-525-059-040		

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