

# UNOFFICIAL COPY

Doc#: 2035341076 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/18/2020 12:54 PM Pg: 1 of 2

Dec ID 20201101661041  
ST/CO Stamp 0-794-360-800 ST Tax \$355.00 CO Tax \$177.50  
City Stamp 0-678-594-528 City Tax: \$3,727.50

A70-487312  
**WARRANTY DEED**

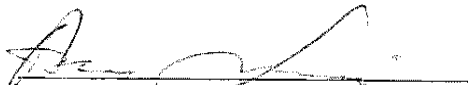
THIS INDENTURE WITNESSETH, that the Grantor(s), **ADAM SZWARCZEWSKI and CECYLIA SZWARCZEWSKI**, as Trustees of The Szwarczewski Family Trust dated January 24, 2018, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **JOSE MAGANA, A MARRIED MAN**  
5322 W. Groscafe St Chicago IL 60641 the following described real estate, to-wit:


LOTS 40 AND 41 (EXCEPT THE WEST 16 FEET THEREOF) IN BLOCK 6 IN LINSOTT'S RIDGELAND AVENUE SUBDIVISION, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 6238 W Warwick <sup>Ave</sup> St, Chicago, Illinois 60634  
PIN: 13-20-114-026-0000

Subject to the following restrictions: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 16th Day of November, 2020.

  
ADAM SZWARCZEWSKI, as Trustee  
Of The Szwarczewski Family Trust  
Dated January 24, 2018

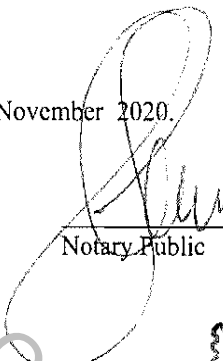
  
CECYLIA SZWARCZEWSKI, as Trustee  
Of The Szwarczewski Family Trust  
Dated January 24, 2018

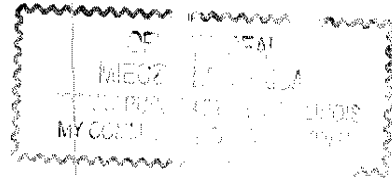
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , ADAM SZWARCZEWSKI and CECYLIA SZWARCZEWSKI personally known to me to be the same person(s) whose names is/are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 16th day of November 2020.


  
Notary Public



This Instrument was prepared by:  
Conrad Skiba  
6020 W. Higgins Road  
Chicago IL 60630



Future Tax Bills to:  
Jose Magana pul  
6238 W. Warwick Apt 1  
Chicago IL 60634

After recording return document to:  
Jose Magana pul  
6238 W. Warwick Apt 1  
Chicago IL 60634

REAL ESTATE TRANSFER TAX		19-Nov-2020
	CHICAGO:	2,662.50
	CTA:	1,065.00
	TOTAL:	3,727.50

13-20-114-026-0000 | 20201101661041 | 0-678-594-526

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

REAL ESTATE TRANSFER TAX		19-Nov-2020
	COUNTY:	177.50
	ILLINOIS:	355.00
	TOTAL:	532.50

13-20-114-026-0000 | 20201101661041 | 0-794-360-000