

UNOFFICIAL COPY

Doc#: 2103520158 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2021 08:46 AM Pg: 1 of 2

Dec ID 20201201601597
ST/CO Stamp 0-825-163-744 ST Tax \$524.50 CO Tax \$262.25
City Stamp 1-362-034-656 City Tax: \$5,507.25

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, EMMANUEL B. GARCIA, JR. and MARIA TERESA L. GARCIA, Husband and Wife, CONVEY(S) and WARRANT(S) to JOHN J KOSIBA, individually, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 01 IN BLOCK 19 IN SAUGANASH VILLAGE, BEING A RESUBDIVISION OF PART OF LOT 1 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVE IN THE SOUTH EAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

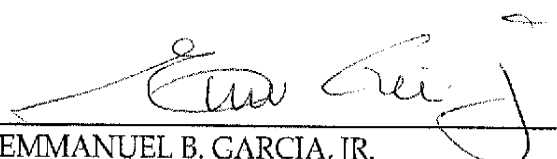
PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" IN AFORESAID SAUGANASH VILLAGE AS STATED ON PLAT OF RESUBDIVISION RECORDED JANUARY 12, 1989 AS DOCUMENT NO. 89017108.

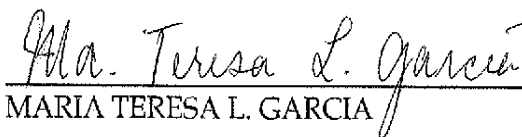
SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 13-03-403-113-0000

Address (es) of Real Estate: 4268 West Thorndale Avenue, Chicago, Illinois 60646

This 19th day of December, 20 2020.


EMMANUEL B. GARCIA, JR.


MARIA TERESA L. GARCIA

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STATE OF IL

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that EMMANUEL B. GARCIA, JR. and MARIA TERESA L. GARCIA, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of December, 2020

Alexandra M. Argiris (Notary Public)



Prepared by:

Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

Mail To:

JOHN J. KOSIBA
9555 HAMLIN AVENUE
EVANSTON, ILLINOIS 60203

Name and Address of Taxpayer:

John J Kosiba
4268 West Thorndale Avenue
Chicago, Illinois 60646

Property of Cook County Clerk's Office