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2011 21NW7143439WH

WARRANTY DEED

JOINT TENANTS

THE GRANTOR

3276 N. Milwaukee, LLC, an Illinois limited liability company, of the Village of Willowbrook, County of DuPage, State of Illinois for and in consideration of Ten (\$10.00) and NO/100 COLLARS, and other good and valuable considerations in hand paid.

Doc#. 2104901650 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/18/2021 04:46 PM Pg: 1 of 2

Dec ID 20210101621376

ST/CO Stamp 1-788-707-856 ST Tax \$469.00 CO Tax \$234.50

City Stamp 0-394-842-128 City Tax: \$4,924.50

CONVEYS and WARRANTS to

Walter Mulica and Anna Mulica 2201 Estes Avenue Elk Grove Village, IL 60007

not as Tenants in Common but as Join Tenants, all right title, and interest in the following described Real Estate situated in the County of <u>Gook</u> in the State of Illinois, to wit:

LOT 1 IN ANDREW J. SCHULTZ JR.'S RESUBDIVISION OF LOTS 7 AND 8 AND THE NORTHWESTERLY ½ OF LOT 9 IN LOUIS KOCO'S MILWAUKEE AVENUE ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

P.I.N. 13-23-325-050-0000

Property Ref.: 3276 N. Milwaukee Ave., Chicago, IL 60618

Subject, however, to the general taxes for the year 2020 and thereafter, and ail 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 as JOINT TENANTS, forever..

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2744
Dated this 27th day of Januar, 2021.
(SEAL) Novolugia MeperisSEAL)
James C/Nipperus, manager Donalynne J. Nipperus, manager
State of Illinois) SS
County of DuFage)
I, the undersigned, A Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT James C. Nipperus and Donalynne J. Nipperus, managers of 3276 N. Milwaukee LLC, an l'iir.ois limited liability company, 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 homestead.
Given under my hand and official seal, this and day of house, 2021.
Commission expires (1/0), 31 (1/1) Notary Public
This instrument was prepared by Robert V. Borla c/o Borla, North & Associates, P.C. 6912 S. Main Street, #200, Cowners Grove, IL-60510 OFFICIAL SEAL JUDITH L URBAN NOTARY (109LIC - STATE OF ILLINOIS
MY CO.™ISSION EXPIRES:02802121 ←

After Recording Mail to: David H. Cutler David H. Cutler & Associates, Ltd. 4131 Main Street Skokie, IL 60076 Mail tax bill to: Walter Mulica and Anna Mulica 2201 Estes Avenue Elk Grove Village, IL 60007