

UNOFFICIAL COPY

Doc#: 2109607312 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2021 09:48 AM Pg: 1 of 3

Dec ID 20210201646584
ST/CO Stamp 1-028-973-072 ST Tax \$400.00 CO Tax \$200.00

WARRANTY DEED (Illinois)

Prepared By:
HEGARTY, KOWOLS & ASSOC.
301 W. Touhy Ave.
Park Ridge, IL 60068

THE GRANTOR, Maria T. Aloisio n/k/a/ Maria T. Talarico of 1034 N. Clifton Avenue in the city of Park Ridge, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS and WARRANTS** to

Krzysztof Brakowski, a married man, and Angelica Brakowski and Fernando Tello, parties to a civil union, as ~~tenants in common~~ JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP of 6646 W Foster Ave in the city of Chicago State of Illinois, the following described Real Estate:

LOT 25 IN PARK RIDGE PLAZA, BEING A SUBDIVISION OF PART OF THE SOUTH 15 ACRES OF THE NORTH 23 ACRES OF THE EAST 30 ACRES, OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1927 AS DOCUMENT NO. 9593515, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1034 N. Clifton Avenue, Park Ridge, IL 60068

PIN: 09-23-316-013-0000

situated in the County of Cook, State of Illinois. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2020, 2021.

6719214 1/26

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DATED this 19 day of MARCH, 2021

Maria-T. Aloisio
Maria-T. Talarico

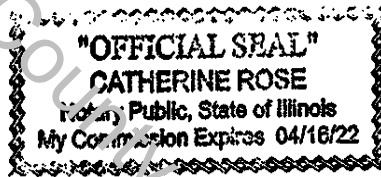
Maria T. Aloisio n/k/a/ Maria T. Talarico

State of Illinois }
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maria T. Aloisio n/k/a/ Maria T. Talarico, is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of MARCH, 2021.

Catherine Rose
Commission expires: 4/16/22



SENT SUBSEQUENT TAX BILLS TO:

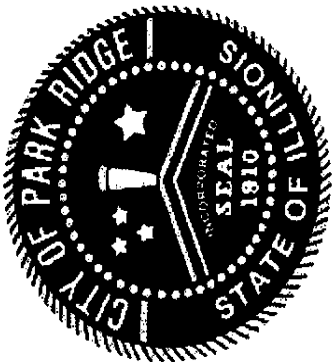
Angelica Brakowski
1034 N. Clifton Avenue
Park Ridge, IL 60068

SEND RECORDED DEED TO:

Christopher Koczwaro
5832 S. Archer
Chicago, IL 60638

REAL ESTATE TRANSFER TAX		24-Mar-2021
COUNTY:		209.00
SLABOR:		400.00
TOTAL:		609.00
50-23-010-013-0000 20210201640504 1-828-073-472		

PROPERTY OF CLERK'S OFFICE



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

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Certificate # 21-000245

Pin(s)

09-23-316-013-0000

Address

1034 N CLIFTON AVE

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$800.00

Date

03/18/2021

X *Andrea Lamberg*

Andrea Lamberg
Finance Director