

UNOFFICIAL COPY

Doc#: 2109807095 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 07:00 AM Pg: 1 of 3

Dec ID 20210301668653
ST/CO Stamp 0-210-405-904 ST Tax \$695.00 CO Tax \$347.50
City Stamp 0-557-926-928 City Tax: \$7,297.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS Monica Klasa, an unmarried woman, and Piotr Buczynski, an unmarried man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to GRANTEE Jeffrey Polzin, ~~a single person~~ of the City / Village of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-24-320-043-0000

Property Address: 3237 N. Whipple St, Chicago, IL 60618

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the 2nd installment of year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 22 day of March, 2021.



Monica Klasa



Piotr Buczynski

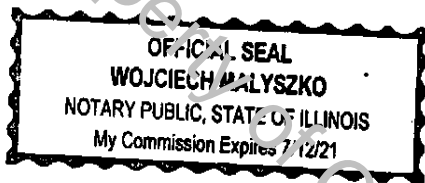
File nr: AT210196 ^{1/2}
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Monica Klasa and Piotr Buczynski 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 in the 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 22nd day of March, 2021.



Wojciech Malyszko
Notary Public

THIS INSTRUMENT PREPARED BY
Alicja M. Sroka
Alicja M. Sroka & Associates, P.C.
7742 W. Higgins Rd #C-102
Chicago, IL 60631

MAIL TO:

Law Office of Magdalena A. Murzanski, LLC
11 N. Northwest Highway, Suite 121
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey Polzin
3237 N. Whipple St
Chicago, IL 60618

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EXHIBIT A

LEGAL DESCRIPTION

LOT 38 AND THE NORTH HALF OF LOT 37 IN BLOCK 9 IN S. E. GROSS UNTER DEN LINDEN ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART LYING SOUTHWEST OF THE CENTER OF ELSTON ROAD OF THE SOUTH 18.787 CHAINS OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD RIGHT OF WAY AND ONE ACRE OF LAND IN THE SOUTHEAST CORNER OF SAID TRACT), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office