

# UNOFFICIAL COPY

## WARRANTY DEED

### ILLINOIS STATUTORY Joint Tenancy

Doc#. 2110421202 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/14/2021 10:32 AM Pg: 1 of 5

Dec ID 20210401686790  
ST/CO Stamp 0-616-457-744 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 1-457-833-488 City Tax: \$3,150.00

GRANTOR(S): **JERZY KANIEWSKI**, a single man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **RAFAEL ROMAN**, a married man, and **EFRAIN ALICEA**, a married man, of 2445 N. Luna Avenue, Chicago, Illinois 60639, not in Tenancy in Common, but in **JOINT TENANCY**, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PIN: 13-28-325-005-0000**  
**ADDRESS: 2447 N. LUNA AVENUE, CHICAGO, ILLINOIS 60639**

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing.  
(2) Covenants, conditions, and restrictions of record.  
(3) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in **JOINT TENANCY**, forever.

DATED this 6<sup>th</sup> day of April, 2021.

  
\_\_\_\_\_  
**JERZY KANIEWSKI, Grantor**

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STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **JERZY KANIEWSKI, a single man**, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal  
as Notary Public this 6<sup>th</sup> day of April, 2021.

*Agnes Pogorzelski*  
\_\_\_\_\_  
NOTARY PUBLIC

Name and Address of Preparer:

Agnes Pogorzelski, Esq.  
Agnes Pogorzelski & Associates, P.C.  
7443 W. Irving Park Road, Suite 1W  
Chicago, Illinois 60634

MAIL TO:

*David D Gorr*  
\_\_\_\_\_  
*Attorney at Law*  
\_\_\_\_\_  
*205 W Randolph #850*  
\_\_\_\_\_  
*Chicago, IL 60606*

SEND SUBSEQUENT TAX BILLS TO:

*Rafael Roman*  
\_\_\_\_\_  
*2447 N Cuna*  
\_\_\_\_\_  
*Chgo ILL, 60639*  
\_\_\_\_\_

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**CHICAGO:** 2,250.00  
**CTA:** 900.00  
**TOTAL:** 3,150.00 \*

13-28-325-005-0000 | 20210401686790 | 1-457-833-488

Total does not include any applicable penalty or interest due.

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<b>COUNTY:</b>	150.00
<b>ILLINOIS:</b>	300.00
<b>TOTAL:</b>	450.00



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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 3 IN PAWLOWSKI AND ZYGMUNT'S LUNA AND LOTUS AVENUE RESUBDIVISION OF LOTS 37 TO 44 BOTH INCLUSIVE IN BLOCK 6 AND OF LOTS 29 TO 36 BOTH INCLUSIVE IN BLOCK 8 IN HOWSER'S SUBDIVISION OF THE SOUTH WEST ¼ OF THE SOUTH WEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **13-28-325-005-0000**

Address of Real Estate: **2447 N. Luna Avenue, Chicago Illinois 60639**

Property of Cook County Clerk's Office