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Doc# 2113039331 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2021 11:09 AM Pg: 1 of 2

Dec ID 20210401616896
ST/CO Stamp 0-379-470-096 ST Tax \$351.00 CO Tax \$175.50

21-20576
**WARRANTY DEED
ILLINOIS STATUTORY**

(The Above Space for Recorder's Use Only)

THE GRANTORS, **DEREK J. WARD** and **STACY L. WARD**, husband and wife, of Berwyn, Illinois 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 **JOSHUA M. BOWMAN** *Michael* and **ELOISA A. SERRANO**, *BOOKS Val Patrick, Chicago, IL 60609*, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ** Not as tenants in common, but as joint tenants*

***A-1-b-1*
LOTS 12 AND 13 IN BLOCK 16 IN FLEMING AND SILL'S SUBDIVISION OF BLOCKS 1 AND 16 IN LAVERGNE IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-31-214-010-0000 and 16-31-214-011-0000

Property Address: 6424 W. 32nd Street, Berwyn, IL 60402

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 3rd day of May, 2021.


DEREK J. WARD

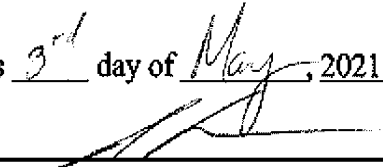

STACY L. WARD

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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 **Derek J. Ward and Stacy L. Ward** 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 3rd day of May, 2021.



Notary Public



THIS INSTRUMENT PREPARED BY
Richard A. Kocurek
3306 Grove Avenue
Berwyn, IL 60402

MAIL TO:

Law Offices of Fredrick Malinowski, PC
600 N. North Court, #115
Palatine, IL 60067

SEND SUBSEQUENT TAX BILLS TO:

Joshua M. Bowman & Eloisa A. Serrano
6424 W. 32nd Street
Berwyn, IL 60402