

UNOFFICIAL COPY

Warranty Deed Statutory (ILLINOIS)

Doc#: 2114001400 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/20/2021 01:16 PM Pg: 1 of 2

Dec ID 20210301672459
ST/CO Stamp 1-091-842-576 ST Tax \$840.00 CO Tax \$420.00
City Stamp 1-911-595-536 City Tax: \$8,820.00

Above Space for Recorder's use only

THE GRANTOR

KOBY CONSTRUCTION GROUP INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the directors of said corporation, **CONVEYS and WARRANTS** to:

ERIKA L. SANCHEZ and JOHN D. McBRIDE of 2131 W. Leland Ave. Apt. 1, Chicago, IL 60625-1519

- AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
 WIFE & HUSBAND AS TENANTS BY THE ENTIRETY
 AS TENANTS IN COMMON

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 40 IN BLOCK 5 IN WILLIAM K. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number (PIN): 13-24-103-027-0000

Address (es) of Real Estate: 3932 N. Sacramento Ave. Chicago, IL 60618

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2020 and subsequent years

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its PRESIDENT, KAZIMIERZ KOBYLARCZYK this 19th day of March 2021.

FIDELITY NATIONAL TITLE

OC 21006605
10/2

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KOBY CONSTRUCTION GROUP INC.

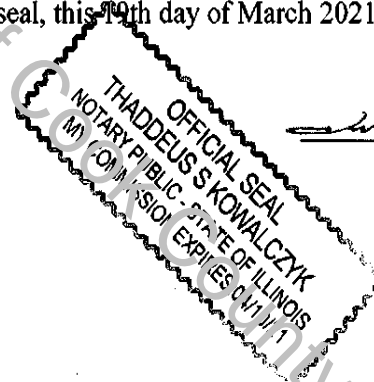
By: *[Signature]*
KAZIMIERZ KOBYLARCZYK, PRESIDENT

State of ILLINOIS)
) SS
County of Cook)

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that KAZIMIERZ KOBYLARCZYK is personally known to me to be the PRESIDENT of the Corporation, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such PRESIDENT he signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this ~~19th~~ 19th day of March 2021.

Commission expires: 4-10-21



[Signature]
NOTARY PUBLIC

This instrument was prepared by:

Thaddeus S. Kowalczyk Attorney at Law, 6052 West 63rd St., Chicago, IL 60638-4342

MAIL TO:

Dana C. Siragusa Esq.
25 E. Washington, Suite 700
Chicago, IL 60602

GRANTEE'S ADDRESS &

SEND SUBSEQUENT TAX BILLS TO:

Erika L. Sanchez & John D. McBride
3932 N. Sacramento Ave.
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		20-Mar-2021
	COUNTY:	420.00
	ILLINOIS:	840.00
	TOTAL:	1,260.00

13-24-103-027-0000 | 20210301672459 | 1-091-842-576

REAL ESTATE TRANSFER TAX		20-Mar-2021
	CHICAGO:	6,300.00
	CTA:	2,520.00
	TOTAL:	8,820.00 *

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* Total does not include any applicable penalty or interest due.