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Doc#: 2115212109 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2021 06:56 AM Pg: 1 of 2

A 21-1266EJ

Dec ID 20210501639820
ST/CO Stamp 1-403-152-656 ST Tax \$455.00 CO Tax \$227.50
City Stamp 0-329-410-832 City Tax: \$4,777.50

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **JERZY CWIERTNIA**, a married man, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **IVAN J CAPIFALI**, a married man, the following described real estate, to-wit:

THE WEST 1/2 OF THE WEST 1/2 OF LOT 47 IN CHARLES BOOTH'S BELMONT AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTH 10 ACRES OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 6122 W MELROSE ST. CHICAGO IL 60634
PIN: 13-20-326-029-0000


Subject to the following restrictions: 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; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Property is not homestead as to the Grantor's spouse.

Dated this 19th Day of May 2021.



JERZY CWIERTNIA

REAL ESTATE TRANSFER TAX		21-May-2021
	CHICAGO:	2,412.50
	CTA:	1,365.00
	TOTAL:	4,777.50
13-20-326-029-0000 20210501639820 0-329-410-832		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-May-2021
 	COUNTY:	227.50
	ILLINOIS:	455.00
	TOTAL:	682.50
13-20-326-029-0000 20210501639820 1-403-152-656		

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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Jerzy Cwiertnia personally known to me to be the same person(s) whose names is/are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/ 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 19th day of May 2021



Thaddeus Gauza
Notary Public

This instrument was prepared by:
Conrad Skiba
6020 W. Higgins Road
Chicago IL 60630

Future Tax Bills to:
Ivan J. Capifali
6122 W. Melrose St.
Chicago, IL 60634

After recording return document to:
Ivan J. Capifali
6122 W. Melrose St.
Chicago, IL 60634