

UNOFFICIAL COPY

Doc#: 2116546048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2021 11:25 AM Pg: 1 of 3

Dec ID 20210501643153
ST/CO Stamp 1-539-065-104 ST Tax \$465.00 CO Tax \$232.50
City Stamp 0-233-047-312 City Tax: \$5,136.26

WARRANTY DEED

AFTER RECORDING MAIL TO:

Anthony Nicpon
7316 W. Myrtle
Chicago IL 60631

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Patrick O'Neill
6833 W. Strong St.
Chicago, IL 60656

216ND152020K 1/2

THE GRANTORS: John E. Burzinski and Julie A. Burzinski, husband and wife, of 6833 W. Strong St., Chicago, IL 60656, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Patrick F. O'Neill, a married man, of 2916 N. Albany Ave #1, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **6833 W. Strong St., Chicago, IL 60656**
PIN: **13-07-323-037-0000**

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) ~~Special Assessments confirmed after Contract date;~~ (c) ~~Building, building line and use or occupancy restrictions,~~ conditions and covenants of record; (d) ~~Zoning laws and Ordinances;~~ (e) Easements for public utilities; (f) ~~Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.~~

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DATED this 24th day of May, 2021.

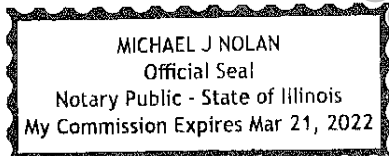
[Signature]
John E. Burzinski

[Signature]
Julie A. Burzinski

STATE OF Illinois)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **John E. Burzinski and Julie A. Burzinski**, 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 individually acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of non estead.

Given under my hand and official seal this 24th day of May, 2021.



[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Michael J. Nolan
Attorney at Law
7133 W. Higgins Ave.
Chicago, IL 60656

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 21GND152020PK

For APN/Parcel ID(s): **13-07-323-037-0000**

LOT ONE HUNDRED SEVENTEEN (117) (EXCEPT THE SOUTH SEVEN (7.0) FEET THEREOF) IN BIG OAKS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION SEVEN (7), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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