

# UNOFFICIAL COPY

Doc#: 2120220158 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2021 08:15 AM Pg: 1 of 3

## WARRANTY DEED

### AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

2129312

JY2

Dec ID 20210701697771  
ST/CO Stamp 0-116-876-048 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 1-094-446-352 City Tax: \$4,095.00

THE GRANTOR(S), ZBIGNIEW BOKSA AND EWA BOKSA, HUSBAND AND WIFE of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

LaShawn Sorrell and John Ruiz, of 3831 N Hamlin Ave., Apt 1, Chicago, IL 60618 as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

### See Attached Exhibit A

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

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 13-19-107-045-0000  
Common Address: 3905 N. New England Ave., Chicago, IL 60634

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DATED this 12<sup>th</sup> day of July, 2021

Zbigniew Boksa  
ZBIGNIEW BOKSA

Ewa Boksa  
EWA BOKSA

State of Illinois )  
                          ) ss  
County of Cook )

The undersigned, a notary public in and for the above county and state, certifies that ZBIGNIEW BOKSA AND EWA BOKSA, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 12<sup>th</sup> day of July, 2021



[Signature]  
NOTARY PUBLIC

**DEED PREPARED BY:**  
Beata Valente  
Law Offices of Beata Valente, LLC  
5508 W. Lawrence Ave  
Chicago, IL 60630

**MAIL DEED TO:**  
LaShawn E. Sorrell  
John Ruiz  
3905 N. New England  
Chicago IL 60634

**SEND TAX BILL TO:**  
Same as deed  
\_\_\_\_\_  
\_\_\_\_\_

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## EXHIBIT A

**Legal:**

**LOT 20 AND THE NORTH 12 FEET OF LOT 21 IN BLOCK 2 IN RESUBDIVISION OF BLOCKS 1 AND 2 (EXCEPT LOTS 4 TO 10 IN BLOCK 2) IN A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 20 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**Address:** 3905 N. New England Ave., Chicago, IL 60634

**PIN #:** 13-15-107-045-0000

**PIN #:**

**PIN #:**

**Township:** Jefferson

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance (Issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements, (and) Schedule B, Part II-Exceptions, and a counter-signature by the Company or its Issuing agent that may be in electronic form).*

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