

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2123925084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/27/2021 10:17 AM Pg: 1 of 2

Dec ID 20210801640850
ST/CO Stamp 0-672-829-200 ST Tax \$477.50 CO Tax \$238.75
City Stamp 1-209-700-112 City Tax: \$5,013.75

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1/2

THE GRANTORS, JULIA KHAZAN and WILLIAM NYKAZA, wife and husband, as tenants by the entirety, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto GRANTEES, DEMETRIOS N. GONZALEZ and GUADALUPE A. LOPEZ.

**Strike Inapplicable

- (a) ~~as Tenants in Common~~
(b) not as Tenants in Common, but as Joint Tenants
(c) ~~husband and wife, as Tenants by the Entirety~~

(GRANTEE'S ADDRESS) of 7047 Summerdale Avenue, Chicago, Illinois 60656, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 33 IN BLOCK 5 IN WALTER G. MCINTOSH'S FOSTER AVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-07-230-033-0000
Address of Real Estate: 5218 N. Nashville Avenue, Chicago, Illinois 60656

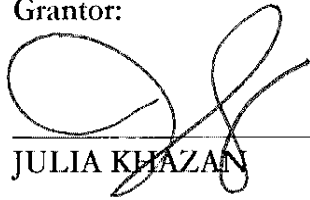
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; 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; building lines and easements.

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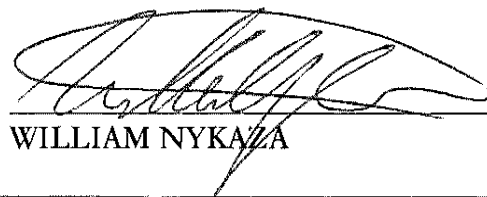
Dated this 17th day of August, 2021

Grantor:



JULIA KHAZAN

Grantor:

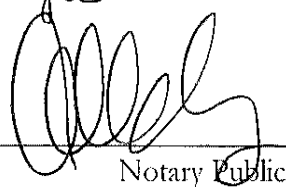


WILLIAM NYKAZA

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT JULIA KHAZAN and WILLIAM NYKAZA**, wife and husband, as tenants by the entirety, 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 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 homestead.

Given under my hand and official seal, this 17th day of August, 2021.



Notary Public

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA MOSCONI, PC
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062

Mail To: Benjamin Wong, Esq.
BENJAMIN W. WONG & ASSOCIATES, LTD.
2615 N. Sheffield Avenue
Chicago, Illinois 60614



Taxpayer: Demetrios N. Gonzalez and Guadalupe A. Lopez
5218 N. Nashville Avenue
Chicago, Illinois 60656