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Doc#: 2126655251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2021 03:37 PM Pg: 1 of 3

WARRANTY DEED

GRANTOR(S), DEAN J. NIEDOSPIAL, a bachelor, of the City of BURBANK, in the County of COOK, in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantees,

Dec ID 20210901677488
ST/CO Stamp 1-630-838-928 ST Tax \$1,265.00 CO Tax \$632.50
City Stamp 1-508-548-752 City Tax: \$13,282.50

This space reserved for Recorder's use only.

PATRICK NASH, 2026 N. Seminary, Chicago, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: **14-32-222-026-0000**
Commonly Known As: **2028 N. Seminary Street,
Chicago, Illinois**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

SUBJECT TO: (1) General real estate taxes for 2021 and subsequent years; (2) Covenants, conditions, restrictions, and agreements of record which are not currently violated and which do not impair the use of the property as a residence; (3) Public Utility Easements which do not underlie the improvements on the premises; and (4) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.

IN WITNESS WHEREOF, said Grantor has executed this WARRANTY DEED as of the 22nd day of September, 2021.



Dean J. Nidospial

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that Dean J. Niedospial, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this 22nd day of September, 2021.



Warren C. Laski

 Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657
 Tax Bill To: PATRICK NASH, 2016 N. Seminary Street, Chicago, Illinois 60614
 Return To: STEVEN K. NORGAARD, ESQ., 493 Duane Street, Glen Ellyn, Illinois 60137

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EXHIBIT "A"
LEGAL DESCRIPTION

**THE SOUTH 1/2 OF LOT 12 AND THE NORTH 1/2 OF LOT 13 IN BLOCK 8 IN
MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN
SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office