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Doc# 2127104055 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2021 03:15 PM PG: 1 OF 2

After recording, please mail to:



Mail Subsequent Tax Bills to:
Bulfrano Ramirez and Michael A. Ramirez
9848 Irving Park Road
Shiller Park, IL 60176

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **THOMAS J. KOWALYSHEN** a widow and not since remarried, of 47 Bosworth, Glendale Heights, IL, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, do hereby **CONVEY and WARRANT** unto **BULFRANO RAMIREZ**, an married man, and **MICHAEL A. RAMIREZ**, an unmarried man, GRANTEES, of Chicago IL Cook County as JOINT TENANTS, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

THAT PART OF BLOCK 2 IN THE SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF IRVING PARK BOULEVARD (EXCEPT THE WEST 33 FEET THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF IRVING PARK BOULEVARD 27 FEET WEST BY PERPENDICULAR MEASUREMENT FROM THE EAST LINE OF SAID BLOCK 2 THENCE NORTHWESTERLY ALONG THE NORTH LINE OF IRVING PARK BOULEVARD FOR A DISTANCE OF 85 FEET, THENCE NORTHERLY ON A LINE PERPENDICULAR TO THE NORTH LINE OF IRVING PARK BOULEVARD FOR A DISTANCE OF 200.72 FEET, THENCE EASTERLY ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE TO A POINT WHICH IS 27 FEET WEST BY PERPENDICULAR MEASUREMENT FROM THE EAST LINE OF SAID BLOCK 2 THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID BLOCK 2 TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING PACEL TRASFERRED TO THE STATE OF ILLINOIS: THE SOUTH 8 FEET OF THE FOLLOWING PARCEL:

BEGINNING AT A POINT ON THE NORTH LINE OF IRVING PARK BOULEVARD 27 FEET WEST BY PERPENDICULAR MEASUREMENT FROM THE EAST LINE OF SAID BLOCK 2; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF IRVING PARK BOULEVARD FOR A DISTANCE OF 85 FEET; THENCE NORTHERLY ON A LINE PERPENDICULAR TO THE NORTH LINE OF IRVING PARK BOULEVARD FOR A DISTANCE OF 200.72 FEET; THENCE EASTERLY ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE TO A POINT WHICH IS 27 FEET WEST BY PERPENDICULAR MEASUREMENT FROM THE EAST LINE OF SAID BLOCK 2; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID BLOCK 2 TO THE POINT OF BEGINNING.

PROPERTY: 9848 Irving Park Road, Schiller Park, IL 60176
PIN: 12-16-401-031-0000

REAL ESTATE TRANSFER TAX

27-Sep-2021



COUNTY: 119.50
ILLINOIS: 239.00
TOTAL: 358.50

12-16-401-031-0000

| 20210701601770 | 0-579-997-840

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Subject to: 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 yet due and payable at the time of Closing.

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

DATED this 31st day of August, 2021.

 (SEAL)
THOMAS J. KOWALYSZEN

State of ILLINOIS)
) SS
County of LAKE)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that THOMAS J. KOWALYSZEN, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 31st day of August, 2021.



NOTARY PUBLIC

