

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2129210032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2021 02:44 PM Pg: 1 of 2

Dec ID 20211001695036
ST/CO Stamp 1-361-856-656 ST Tax \$585.00 CO Tax \$292.50
City Stamp 1-820-100-752 City Tax: \$6,142.50

(This space is for recorder's use only)

THE GRANTOR, Andrzej Talaga, a married man, and Krzysztof Matuski, a married man, of the County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, CONVEY and WARRANT to

Julio Hernandez and Elvia Hernandez, Husband and Wife, 6934 W. 63rd Place, Chicago IL 60638,

to have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common, nor as joint tenants with a right of survivorship, but as tenants by the entirety, to wit:

THE SOUTH 40 FEET OF THE NORTH 120 FEET OF LOT 3 IN BLOCK 96 IN FREDERICK H. BARTLETT'S 6TH ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5744 S. NORDICA AVE., CHICAGO, IL 60638

PERMANENT REAL ESTATE INDEX NUMBER: 19-18-118-027-0000

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, not as tenants in common, nor as joint tenants by the right of survivorship, but as tenants by the entirety, forever.

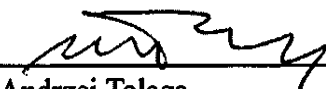
SUBJECT TO: General taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

THIS IS NOT HOMESTEAD PROPERTY.


DATED: October 6, 2021.

FIDELITY NATIONAL TITLE

OC 21028347
10/18/21



Andrzej Talaga



Krzysztof Matuski

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State of Illinois,
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrzej Talaga and Krzysztof Matuski 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 on 10-6, 2021.

Commission expires: 04/28/24

Monika G Galica
NOTARY PUBLIC






Mail Deed:

Alexander A. Echevarria, PC
Attorney at Law
830 N. Boulevard, Ste. A
Oak Park, IL 60301

Send Tax Bill:

Julio & Elvia Hernandez
5744 S. Nordica Ave
Chicago, IL 60638

REAL ESTATE TRANSFER TAX		07-Oct-2021
	CHICAGO:	4,387.50
	CTA:	1,755.00
	TOTAL:	6,142.50 *
19-18-118-027-0000 20211001695036 1-820-100-752		

REAL ESTATE TRANSFER TAX		07-Oct-2021
	COUNTY:	292.50
	ILLINOIS:	585.00
	TOTAL:	877.50
19-18-118-027-0000 20211001695036 1-361-856-656		

* Total does not include any applicable penalty or interest due.

This Deed prepared by Christopher S. Koczwarra 5838 S. Archer Avenue, Chicago, IL 60638