

UNOFFICIAL COPY

Doc#: 2129933045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2021 09:29 AM Pg: 1 of 2

Dec ID 20211001613082
ST/CO Stamp 1-885-430-928 ST Tax \$570.00 CO Tax \$285.00
City Stamp 0-811-689-104 City Tax: \$5,985.00

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **POLTECH GROUP INC, an Illinois Corporation**, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **SARAH DEPASQUALE and BRYAN ENGLE**, husband and wife*, the following described real estate, to-wit:

**as tenants by the entirety* *Richard*
LOT 22 AND THE SOUTH 5 FEET OF LOT 21 IN BLOCK 6 IN UTTIZ AND HEIMAN'S IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 (EXCEPT THE EAST 40 ACRES) AND PART OF WEST 1674 FEET LYING SOUTH OF THE ROAD IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3806 N Nordica Ave, Chicago Illinois 60634
PIN: 13-19-111-040-0000

Subject to the following restrictions: 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 due and payable at the time of closing; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 19th Day of October 2021.



Wieslaw Podstawski, President
Poltech Group Inc.

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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ,
Wieslaw Podstawski personally known to me to be the same person(s) whose names is/are subscribed to the foregoing
instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she/they
signed, sealed, and delivered the said instrument as his/her/ 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 Notarial Seal this 19th day of October 2021






Thaddeus Cauza
Notary Public

This Instrument was prepared by:
Conrad Skiba
6020 W. Higgins Road
Chicago IL 60630

Future Tax Bills to:
Sara De Pasquale
Bryan Engle
3806 N. Nordica Ave
Chicago, IL 60634

After recording return document to:
Sara De Pasquale
Bryan Engle
3806 N. Nordica Ave
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		24-Oct-2021
	CHICAGO:	4,275.00
	CTA:	1,710.00
	TOTAL:	5,985.00

REAL ESTATE TRANSFER TAX		24-Oct-2021
	COUNTY:	785.00
	ILLINOIS:	570.00
	TOTAL:	855.00

13-19-111-040-0000 | 20211001613082 | 0-811-GE9-104
* Total does not include any applicable penalty or interest due.

13-19-111-040-0000 | 20211001613082 | 1-885-430-928