

UNOFFICIAL COPY

Doc#: 2130834205 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/04/2021 03:32 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20211001615343
ST/CO Stamp 0-793-597-072 ST Tax \$237.00 CO Tax \$118.50
City Stamp 1-466-815-632 City Tax: \$2,488.50

ILLINOIS Individual to Individual

The GRANTOR,
ELIZAPETH SERWATKA, n/k/a ELIZABETH BREEN,
a married woman, of the Village of Rosemont, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to GRANTEE, **JAMES STRAWINSKI, an unmarried man of 6801 N. Ozark, Unit 1E, Chicago, IL 60631,** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit;

UNIT 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EDISON PARK PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23291719, IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (1) real estate taxes for the year 2021 and subsequent years; (2) 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 property. Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois.

PERMANENT INDEX NUMBER: 09-36-112-029-1021

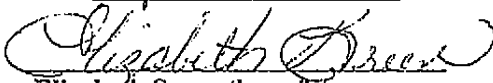
ADDRESS OF REAL ESTATE: 6801 N. Ozark Ave #3E
Chicago, IL 60631

Essard & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

This is not a homestead property.

This Address is for informational purposes and is not a part of this conveyance.

Dated September 24, 2021.


Elizabeth Serwatka, n/k/a
Elizabeth Breen

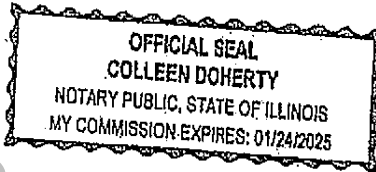
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ELIZABETH SERWATKA, n/k/a ELIZABETH BREEN is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 24 day of September, 2021.

Colleen Doherty
 NOTARY PUBLIC



AFTER RECORDING MAIL TO:

GUZALDO LAW
6650 N. NORTHWEST HWY
CHICAGO, IL 60631 #300

SEND SUBSEQUENT TAX BILLS TO:

James Strawinski
6801 N. Ozark Ave #3E
Chicago, IL 60631

DEED PREPARED BY: KOLPAK & GRCIC, LLC
6767 N. Milwaukee Ave #202, Niles, IL 60714

REAL ESTATE TRANSFER TAX		28-Oct-2021
	COUNTY:	118.50
	ILLINOIS:	237.00
	TOTAL:	355.50
09-36-112-029-1021 20211001615343 0-793-597-072		

REAL ESTATE TRANSFER TAX		28-Oct-2021
	CHICAGO:	1,777.50
	CTA:	711.00
	TOTAL:	2,488.50 *
09-36-112-029-1021 20211001615343 1-466-815-632		
* Total does not include any applicable penalty or interest due.		