

# UNOFFICIAL COPY

PTZ-7807ce 1/2

Doc# 2132707378 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/23/2021 09:15 AM Pg: 1 of 3

Dec ID 20211101647367  
ST/CO Stamp 1-715-141-776 ST Tax \$452.00 CO Tax \$226.00  
City Stamp 0-641-399-952 City Tax: \$4,746.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, Nick Kowalczyk, a married person, and Jerome Kowalczyk, and Christine A. Kowalczyk aka Christine Kowalczyk, a married couple, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEES Timothy Joseph Sgroi and Patrick Joseph Sgroi, *single* *married* *as joint tenants* in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Index NumberS: 14-20-412-048-1007  
14-20-412-048-1010

Property Address: 3418 N. Sheffield Avenue #2 & P1, Chicago, IL 60657

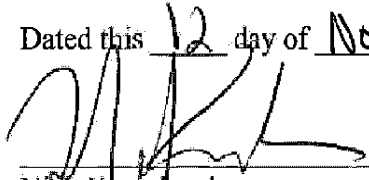
**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate 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.

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY AS TO SPOUSE OF NICK KOWALCZYK

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Dated this 12 day of NOVEMBER, 2021.

  
\_\_\_\_\_  
Nick Kowalczyk

  
\_\_\_\_\_  
Jerome Kowalczyk

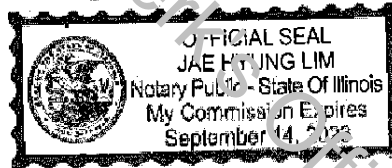
  
\_\_\_\_\_  
Christine A. Kowalczyk aka Christine Kowalczyk

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nick Kowalczyk, Jerome Kowalczyk, and Christine A. Kowalczyk aka Christine Kowalczyk, 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 this instrument as a 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 12<sup>th</sup> day of November, 2021.

  
\_\_\_\_\_  
Notary Public



MAIL RECORDED DEED TO:

Griffin Gallagher  
10001S. Roberts Rd  
Palos Hills, IL 60465

SEND SUBSEQUENT TAX BILLS TO:

Timothy Joseph  
3418 N. Sheffield Avenue #2  
Chicago, IL 60657

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## Exhibit A

Building 3418, Unit 2 (Residential Unit Second Floor): Unit 3418 Unit 2 in the 3414-18 Sheffield Residential Condominium, as delineated on a survey of the following described tract of land:

Lots 4, 5 and 6 in Block 2 in George Cleavelands Subdivision of Lot 3 in Assessors Division of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, (Excepting there from the retail units and common elements for the retail units 3414 unit 1, 3416 Unit 1 and 3418 Unit 1; All as described and delineated on the survey attached to the declaration recorded as document number 0634009050) which survey is attached as Exhibit D to the Declaration of condominium recorded as document number 0634009051; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parking Unit P1: Unit P1 in the 3414-18 Sheffield Residential Condominium, as delineated on a survey of the following described tract of land:

Lots 4, 5 and 6 in Block 2 in George Cleavelands Subdivision of Lot 3 in Assessors Division of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, (Excepting there from the retail units and common elements for the retail units 3414 Unit 1, 3416 Unit 1 and 3418 Unit 1; All as described and delineated on the survey attached to the declaration recorded as document number 0634009050) which survey is attached as Exhibit D to the Declaration of Condominium recorded as document number 0634009051; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel ID(s): 14-20-412-048-1007, 14-20-112-048-1010