

UNOFFICIAL COPY

Doc#: 2135146062 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2021 11:50 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20211201660524
ST/CO Stamp 0-160-445-072 ST Tax \$369.00 CO Tax \$184.50

FIDELITY NATIONAL TITLE
OC21034712

Above Space for Recorder's Use Only

THE GRANTOR(S) John J. Baffa and Valerie A Baffa, husband and wife, as tenants by the entirety of the City of Berwyn, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Nicholas Pasturczak and Elizabeth Lithgow, husband and wife, as tenancy by the entirety of 1835 Maple Ave, Berwyn, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page ? for legal description attached here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-31-304-031-002

Address(es) of Real Estate: 3526 S. Clinton Avenue Berwyn Illinois 60402

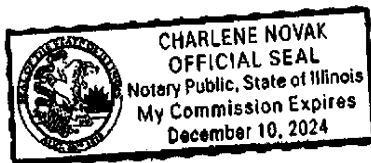
The date of this deed of conveyance is 6th this day of October, 2021.

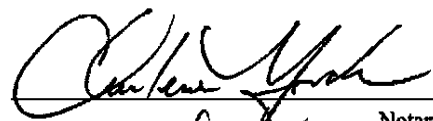

John J Baffa


Valerie A Baffa

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John J Baffa and Valerie A Baffa personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, 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 official seal on 6th this day of October, 2021.




CHARLENE NOVAK Notary Public

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
ap 12-9-21 3690.00
COLLECTION DEPARTMENT

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LEGAL DESCRIPTION

For the premises commonly known as: 3526 S. Clinton Avenue
Berwyn, Illinois 60402

Legal Description:

LOTS 13 AND 14 IN BLOCK 17 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

COUNTY:	184.50
ILLINOIS:	369.00
TOTAL:	553.50

16-31-304-031-0000 | 20211201660524 | 0-160-445-072

This instrument was prepared by:
 Eron McCormick
 The McCormick Law Firm, LLC
 2100 Manchester Road, Suite 501-4
 Wheaton, IL 00000

Send subsequent tax bills to:
 Nicholas Pasturczak and
 Elizabeth Lithgow
 3526 S. Clinton Avenue
 Berwyn Illinois 60402

Mail recorded document to:
 Nicholas Pasturczak and
 Elizabeth Lithgow
 3526 S. Clinton Avenue
 Berwyn Illinois 60402