

UNOFFICIAL COPY

Doc#: 2202640274 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/26/2022 04:03 PM Pg: 1 of 2

This document prepared by :)
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Dec ID 20220101699107

ST/CO Stamp 0-172-498-576 ST Tax \$455.00 CO Tax \$227.50

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WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Stephen J. Mudjer and Margaret Mudjer**, whose address is 6540 Roosevelt Road, Oak Park, Illinois 60304, hereinafter, collectively referred to as "Grantors", convey and warrant to Eric Bosma and Tracy Bosma, husband and wife, as tenants by the entirety, whose address is 3 Wake Robin Court, Woodridge, Il 60517, hereinafter, collectively referred to as "Grantees", for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in city of Countryside, county of Cook, in the State of Illinois commonly known as :

**AKA TRACY BOSMA*

Common Address: **5925 Longview Drive**
Countryside, Illinois 60525

PIN No. **18-16-305-015-0000**

LEGAL DESCRIPTION:

LOT 11 IN EDGEWOOD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

SUBJECT TO: (a) General real estate taxes not yet due and payable; (b) Special assessments confirmed after the date hereof; (c) easements, covenants and conditions of record that do not interfere with Purchaser's intended use of the Property and (d) acts of the Purchaser or those acting through or for the Purchaser, (e) building set back lines, and (f) zoning laws and ordinances.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Grantor warrants that this is not a Homestead Property.

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IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed this 19 day of January 2022.

Stephen J. Mudjer
Stephen J. Mudjer

Margaret Mudjer
Margaret Mudjer

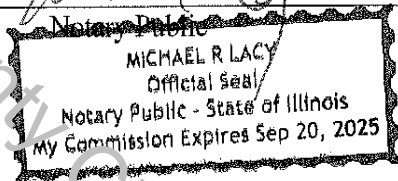


STATE OF ILLINOIS)
COUNTY OF DuPage)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen J. Mudjer, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

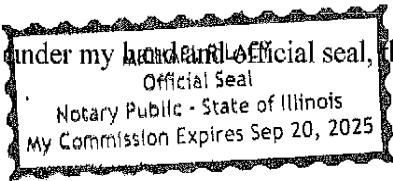
Given under my hand and official seal, this 19 day of January 2022.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)



The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret Mudjer, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 19 day of January 2022.



Michael R. Lacy
Notary Public

After Recording Return Deed To:

PHILIP K. GAZDAR
809 W. 35th ST.
CHICAGO, IL 60609

Send Tax Bill to::

Bosma
5925 Longview Dr
Countryside, IL 60525