

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2208004001 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/21/2022 07:05 AM Pg: 1 of 3

Dec ID 20220301646646  
ST/CO Stamp 1-740-797-328 ST Tax \$305.00 CO Tax \$152.50

Proper Title # PT22-81047FA

THE GRANTOR(S) Daniel T. Skoda and Cheryl A. Skoda, husband and wife, of Brookfield, IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY(S) and WARRANT(S) to:

Matthew T. Chowaniec and Amy Chowaniec

*husband + wife as tenants by the entirety*

of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOTS 44 AND 45 IN BLOCK 18 IN WEST GROSSDALE, A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Address: 4420 Dubois Boulevard, Brookfield, IL 60513  
PIN: 18-03-309-032-0000 and 18-03-309-033-0000

SUBJECT TO: 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.

Proper Title, L.L.C.  
1530 E. Dundee Road  
Suite #250  
Palatine, IL 60074

*1/2  
PT22-81047FA*

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By: *[Signature]*  
Daniel T. Skoda

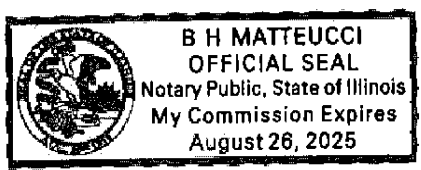
By: *[Signature]*  
Cheryl A. Skoda

State of Illinois  
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Daniel T. Skoda and Cheryl A. Skoda, personally known to me (or proved with satisfactory evidence) to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7 day of March, 2022

*[Signature]*  
Notary Public



Address: 4420 Dubois Boulevard, Brookfield, IL 60513  
PIN: 18-03-309-032-0000 and 18-03-309-033-0000

**Prepared by:**  
Brooke H. Mattheucci  
Mattheucci Law Office  
1046 S. Stone Ave.  
La Grange, IL 60525

**Mail to:**  
Jill Daniels  
29 S Brainard Ave  
La Grange Il 60525

**Name and Address of Taxpayer:**  
Matthew T. Chowaniec + Amy Chowaniec  
4420 Dubois Blvd  
Brookfield Il 60513

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Lots 44 and 45 in Block 18 in West Grossdale, a Subdivision of the West 1/2 of the West 1/2 of Section 3, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office