

# UNOFFICIAL COPY

Doc#. 2208206145 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2022 08:17 AM Pg: 1 of 3

Dec ID 20220301659224  
ST/CO Stamp 1-278-799-248  
City Stamp 0-205-057-424

## Tax Bill To:

Michael Prybylo  
2336 W. Taylor Street  
Chicago, IL 60612

## WARRANTY DEED

The Grantor(s), Michael Prybylo, President of MPC Leather Inc., a dissolved Illinois corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s):

**FIRST AMERICAN TITLE** Michael Prybylo and James Prybylo  
**FILE #** AF1020033 2336 W. Taylor Street  
Chicago, IL 60612

to hold all interest, Tenants in Common and not as Tenants by the Entirety, nor as Joint Tenants, to the following described real estate to wit:

LOT 2 IN THE SUBDIVISION OF LOT 13 (EXCEPT THE EAST 20.52 FEET THEREOF) AND ALL OF LOTS 14, 15, 16, AND 17 OF THE SUBDIVISION OF BLOCK 11 IN MORRIS AND OTHER SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

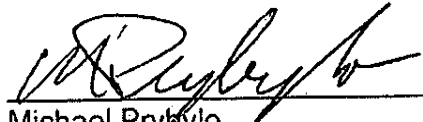
Property Address: 2336 W. Taylor Street, Chicago, Illinois 60612

Parcel ID Numbers: 17-18-314-055-0000

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.

# UNOFFICIAL COPY

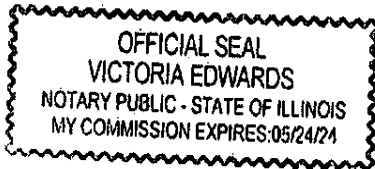
Dated this 18 day of March, 2022.

  
Michael Prybylo

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Michael Prybylo, 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 the said instrument as 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 notary seal, this 18 day of March, 2022.



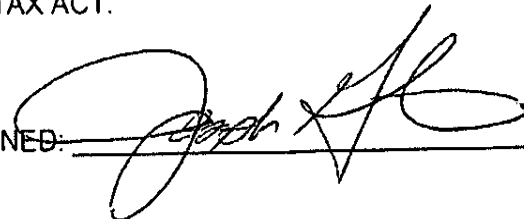
  
Notary Public

Prepared By  
And Mail To:

Joseph A. Giralamo  
Law Offices of Joseph A. Giralamo, P.C.  
340 W. Butterfield Road, #2D  
Elmhurst, IL 60126

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF CHAPTER 35, SECTION 305/4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED: 3-18-2022

SIGNED: 

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 22 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

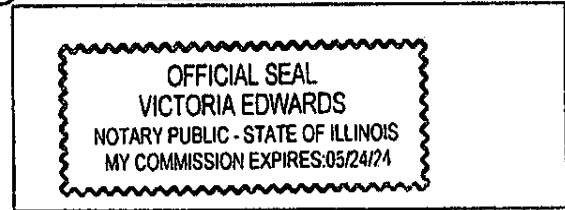
VICTORIA EDWARDS

By the said (Name of Grantor): JOSEPH A. GIRALAMO

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 22 | 2022

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 22 | 20

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

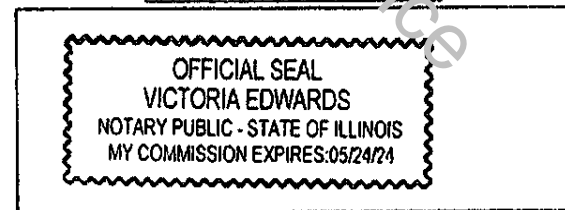
VICTORIA EDWARDS

By the said (Name of Grantee): JOSEPH A. GIRALAMO

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 22 | 2022

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)