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Doc#: 2209518141 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2022 08:12 AM Pg: 1 of 2

Dec ID 20220301669749
ST/CO Stamp 1-385-954-704 ST Tax \$246.00 CO Tax \$123.00

RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

OC22004628

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FIDELITY NATIONAL TITLE
OC22004628

WARRANTY DEED

The Grantors, **GEORGE M. DUBICKI AND JOAN M. DUBICKI, husband and wife**, for and in consideration of TEN and no/100 DOLLARS and other good and valuable consideration in hand paid, **CONVEY and WARRANT TO GABRIEL**

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

40 Single man of 2700 S. Austin Ave, Berwyn, IL 60402

LOT 36 IN BLOCK 4 IN FLYCK'S SUBDIVISION OF THE NORTH 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 29 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements as exist; (e) roads and highways, if any; (f) party wall rights and agreements, if any.

Address of Real Estate: ~~2621 South Harvey Ave., Berwyn, IL 60402~~
Permanent Real Estate Index No.: 16-29-303-015-0000
Dated this 1 day of APRIL, 2022

George M. Dubicki
GEORGE M. DUBICKI

Joan M. Dubicki
JOAN M. DUBICKI

STATE OF IL, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **GEORGE M. DUBICKI AND JOAN M. DUBICKI**, 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 official seal, this 1st day of April, 2022.

Christine Mary Walsh
Notary Public



Prepared by: J. Winter, PO Box 583, Palos Heights, Illinois 60463

Mail to: *Grantee Address* Name and Address of Taxpayer:
Gabriel Velazquez *Gabriel Velazquez*
2621 Harvey Ave *2621 Harvey Ave*
Berwyn, IL 60402 *Berwyn, IL 60402*

REAL ESTATE TRANSFER TAX		01-APR-2022	
COUNTY:	123.00	ILLINOIS:	246.00
TOTAL:	369.00		
16-29-303-015-0000		20220301669749 1-385-954-704	

THE CITY OF REAL ESTATE
BERWYN, IL TRANSFER TAX
KE #2,4120.00 *4/1/22*
COLLECTION DEPARTMENT