

UNOFFICIAL COPY



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY



2213313037D

Doc# 2213313037 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/13/2022 01:20 PM PG: 1 OF 3

THE GRANTOR, Mark Dygdon, a single man, of the City of Bayonne, State of New Jersey for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Timothy Engler and Angela M. Younglove, each as to an undivided 50% interest as tenants in common, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 84 IN FRANK NOWAK'S SUBDIVISION OF BLOCK 26 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general taxes for the year 2019 and subsequent years; and acts of Grantee.

This is not a homestead property.

Permanent Real Estate Index Number(s): 14-19-231-008-0000
Address(es) of Real Estate: 3633 N. Paulina St., Chicago, IL 60613

Dated this 19th day of April, 2022.

Mark Dygdon
MARK DYGDON

REAL ESTATE TRANSFER TAX		13-May-2022
	COUNTY:	15.00
	ILLINOIS:	30.00
	TOTAL:	45.00
14-19-231-008-0000		20220401699238 0-940-388-240

REAL ESTATE TRANSFER TAX		13-May-2022
	CHICAGO:	225.00
	CTA:	90.00
	TOTAL:	315.00

14-19-231-008-0000 | 20220401699238 | 1-964-322-70

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office
665 N. 37th St. Oak Brook, IL 60151
68132

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STATE OF New Jersey)
) ss.
COUNTY OF Hudson

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARK DYGDON, a single man, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

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

LAFANIA PONROSB
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50102932
MY COMMISSION EXPIRES APRIL 17, 2024

[Signature] (Notary Public)

Prepared By: Lawrence M. Freedman
95 Revere Drive, Suite G
Northbrook, Illinois 60062

Mail To After Recording:
Lawrence M. Freedman
95 Revere Drive, Suite G
Northbrook, Illinois 60062

Name & Address of Taxpayer:
Timothy Engler and Angela M. Younglove
3633 N. Paulina St.
Chicago, IL 60613

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 May 9, 2022 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said Lawrence M. Friedman
this 9th day of May
2022

Elizabeth A. Soto
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 May 9, 2022 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said Lawrence M. Friedman
this 9th day of May
2022

Elizabeth A. Soto
Notary Public



NOTE: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]