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765998

SPECIAL WARRANTY DEED

AFTER RECORDING MAIL TO:
Law Office of Amy Muran Felton
332 Linden Avenue
Oak Park, Illinois 60302

SEND SUBSEQUENT TAX BILLS TO:
Cynthia J. Traczyk
1639 North 77th Court
Elmwood Park, Illinois 60707


2217928353D
Doc# 2217928353 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/28/2022 03:27 PM PG: 1 OF 4

THE GRANTOR, WALTER J. IBACH, JR., divorced and not since remarried, of 1639 North 77th Court, Elmwood Park, Illinois for and in consideration of Ten (\$10) Dollars and other good and valuable consideration in hand paid, DOES CONVEY, COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, CYNTHIA J. TRACZYK TRUST UNDER DECLARATION OF TRUST DATED MARCH 18, 2004, AND AS AMENDED AND RESTATED ON MARCH 26, 2015, THEIR HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED the following described real estate in Cook County in the State of Illinois, to wit:

THE SOUTH 7 FEET OF LOT 24 AND ALL OF LOT 23 AND LOT 22 (EXCEPT THE SOUTH 27 FEET) IN BLOCK 14 IN MILLS AND SONS THIRD ADDITION TO GREENFIELDS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF HE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions, and restrictions of record, 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; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws.

Permanent Real Estate Index Number: 12-36-327-002-0000, Volume 72 —
Address of Real Estate: 1639 North 77th Court, Elmwood Park, Illinois 60707 —

DATED this 7th day of June, 2022.

S Y
P H
S Y-1
SC
INT AV

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

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Walter J. Ibach, Jr. (SEAL)
WALTER J. IBACH, JR.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Walter J. Ibach, Jr. personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

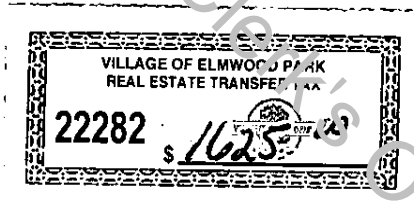
Given under my hand and notary seal, this 7th day of June, 2022.

Margaret Kloak Notary Public

My commission expires 10/13/2025



This instrument was prepared by Richard C. Kloak, Attorney at Law, 6914 West North Avenue, Chicago, Illinois 60707



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File No: 765998

EXHIBIT "A"

THE SOUTH 7 FEET OF LOT 24 AND ALL OF LOT 23 AND LOT 22 (EXCEPT THE SOUTH 27 FEET) IN BLOCK 14 IN MILLS AND SONS THIRD ADDITION TO GREEN FIELDS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12-36-327-002-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

15-Jun-2022



COUNTY:	162.50
ILLINOIS:	325.00
TOTAL:	487.50

12-36-327-002-0000

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0-038-531-152

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