

# UNOFFICIAL COPY



Doc# 2219834014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/07/2022 09:59 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

ELIZABETH ORR  
645 BRUCE AVE  
FLOSSMOOR, IL  
60422

### MAIL REAL ESTATE TAX BILL TO:

Elizabeth Orr and Nickolas Roberts  
645 Bruce Ave.  
Flossmoor, IL 60422

THE GRANTORS: Zbigniew K. Padak and Margaret J. Walker, husband and wife, of 645 Bruce Ave., Flossmoor, IL 60422, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Elizabeth Orr and Nickolas Roberts, WIFE AND GRANTOR AS TENANT BY THE ENTIRETY following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:



### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 645 Bruce Ave., Flossmoor, IL 60422

PIN: 31-01-216-014-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		06-Jul-2022
		COUNTY: 162.50
		ILLINOIS: 325.00
		TOTAL: 487.50
31-01-216-014-0000		20220601665463   0-776-206-416

Chicago Title 22 175037009521 1 072 2022

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DATED this 28 day of JUNE, 2022.

Zbigniew K. Bzdak  
Zbigniew K. Bzdak

Margaret J. Walker  
Margaret J. Walker

STATE OF IL)  
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Zbigniew K. Bzdak and Margaret J. Walker**, 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 individually acknowledged that they signed 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 28 day of June, 2022.

Alicja Sacha  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Justine A. Hausner  
Hausner Law Group, LLC  
161 N. Clark St., 16th Floor  
Chicago, IL 60601



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## LEGAL DESCRIPTION

Order No.: 22GSC330095LP

For APN/Parcel ID(s): **31-01-216-014-0000**

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LOT 1 IN BLOCK 4 IN BRAEMAR, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, AND PART OF THE WEST 1/2 OF LOT 1 IN THE NORTHEAST 1/4 OF SAID SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED SEPTEMBER 3, 1952 AS DOCUMENT NO. 15426441, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office