

# UNOFFICIAL COPY

Doc#: 2219233000 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/11/2022 09:04 AM Pg: 1 of 3

Dec ID 20220601646063

ST/CO Stamp 1-722-164-304 ST Tax \$80.00 CO Tax \$40.00

## WARRANTY DEED Statutory (Illinois)

THE GRANTORS, Gerard A. Burczyk and Bernard J. Burczyk, for and in consideration of Ten Dollars & No Cents (\$10.00) in hand paid, CONVEY and WARRANT to Ricardo Juarez and Gloria Diaz, husband and wife, as tenants by the entirety, with an address of 747 Buffalo Ave., Calumet City, Illinois 60409, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

RECORDER'S STAMP

LOT 52 AND 53 IN BLOCK 7 IN PHILIPS SUBDIVISION OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 30-18-216-008-0000 and 30-18-216-009-0000


Addresses of Real Estate: 747 Buffalo Ave., Calumet City, IL 60409;


Subject To: Real Estate Taxes for 2022 and thereafter; building and building line and use of occupancy restrictions, covenants, conditions and restrictions and other exceptions of record; private, public and utility easements; roads and highways; confirmed and unconfirmed special governmental taxes or assessments; zoning laws and ordinances, draining ditches, feeders, laterals and drain tile, pipe or conduit, and any matter that would be shown on a survey of the property.

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents, this 24<sup>TH</sup> day of April, 2022

### REAL ESTATE TRANSFER TAX

63830 6/22/22  
Calumet City • City of Homes \$ 320

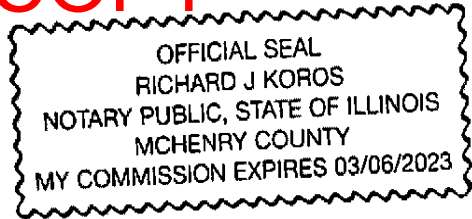
  
Gerard A. Burczyk

  
Bernard J. Burczyk

### REAL ESTATE TRANSFER TAX

63829 6/22/22  
Calumet City • City of Homes \$ 320


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State of ILLINOIS ) SS:  
 County of COOK )

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that Gerard A. Burczayk and Bernard J. Burczyk, 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 and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of April, 2022.

  
 \_\_\_\_\_  
 Notary Public

This document was prepared by: William A. Walker/Nisen & Elliott 200 W. Adams St., #2500, Chicago, IL 60606

RECORDER MAIL TO:

Ricardo Juarez

747 Buffalo Ave.

Calumet City, IL 60409

SEND SUBSEQUENT TAX BILLS TO:

Ricardo Juarez

747 Buffalo Ave.

Calumet City, IL 60409

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 title to real estate under the laws of the State of Illinois.

Dated July 7, 2022 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said William A. Walker this 7<sup>TH</sup> day of JULY, 2022



Notary Public [Signature]

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 July 7, 2022 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said William A. Walker this 7<sup>TH</sup> day of JULY, 2022



Notary Public [Signature]

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 ABL to be recorded in Lake County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)