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Doc#: 2220039059 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2022 09:43 AM Pg: 1 of 4

Dec ID 20220701674824
ST/CO Stamp 0-212-898-896 ST Tax \$100.00 CO Tax \$50.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Matthew S. Studebaker

618 Czacki St
Lemont IL 60439

(The Above Space for Recorder's Use Only)

THE GRANTOR Matthew S. Studebaker, a single man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Krystyna Predki and Marek Predki, a married couple, as joint tenants, in fee simple forever, the following described real estate situated in the County of , in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 22-29-204-011-0000

Property Address: Vacant Lot Czacki Street

618 Czacki St Lemont IL 60439


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

SUBJECT TO: covenants, conditions and restrictions of record and 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.

FIDELITY NATIONAL TITLE
OC22016883

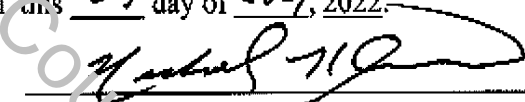
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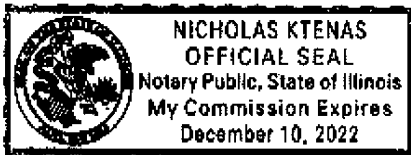
Dated this 7th day of July, 2022.


Matthew S. Studebaker

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew S. Studebaker personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal this 07 day of July, 2022.

Notary Public



THIS INSTRUMENT PREPARED BY
Nicholas W. Ktenas
Ktenas Law LLC
10750 W. 143rd St., Suite 52.
Orland Park, IL 60462

MAIL TO:
Marek + Krystyna Predki
1 Paso Fino
Lemont IL 60439

SEND SUBSEQUENT TAX BILLS TO:

Same

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EXHIBIT A LEGAL DESCRIPTION

LOT 33 AND THE NORTH HALF OF THE VACATED ALLEY SOUTH AND ADJACENT TO SAID LOT IN JASNAGORA, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

13-Jul-2022



COUNTY:	50.00
ILLINOIS:	100.00
TOTAL:	150.00

22-29-204-011-0000

| 20220701674824 | 0-212-898-896

Property of Cook County Clerk's Office