

# UNOFFICIAL COPY

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## WARRANTY DEED

Doc#: 2232013252 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2022 03:03 PM Pg: 1 of 2

Dec ID 20221101690554  
ST/CO Stamp 0-123-995-472 ST Tax \$170.00 CO Tax \$85.00  
City Stamp 1-034-811-728 City Tax: \$1,785.00

## THE GRANTOR

(The space above for Recorder's use only)

**Robert A. Kowalski**, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

**CONVEYS and WARRANTS to GRANTEE, Michael Romero** <sup>unmarried man</sup> of 13721 S. Brainard Ave., Chicago, IL 60633, the following described Real Estate situated in Cook County, Illinois, commonly known as 10834 South Avenue B, Chicago, IL 60617, legally described as:



LOT 44 IN FAIR ELMS 8TH ADDITION A SUBDIVISION OF THE EAST 490 FEET OF THE NORTH 1/2 IF THE SOUTH 1/2 OF THE NORTHEAST FRACTIONAL 1/4 (EXCEPT OF THE NORTH 33 FEET, EXCEPT THE SOUTH 32 FEET AND EXCEPT THE EAST 1.50 FEET THEREOF) OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 1474545


**SUBJECT TO:** Covenants, conditions and restrictions of record and general real estate taxes for 2021 second installment and subsequent years.

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

Permanent Index Number (PIN): 26-17-216-027-0000

Address of Real Estate: 10834 S. Avenue B, Chicago, IL 60617

REAL ESTATE TRANSFER TAX		10-NOV-2022	
	COUNTY:	85.00	
	ILLINOIS:	170.00	
	TOTAL:	255.00	
26-17-216-027-0000   20221101690554   0-123-995-472			

REAL ESTATE TRANSFER TAX		10-NOV-2022	
	CHICAGO:	1,275.00	
	CTA:	510.00	
	TOTAL:	1,785.00 *	
26-17-216-027-0000   20221101690554   1-034-811-728			
* Total does not include any applicable penalty or interest due.			

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Dated this 10th day of November, 2022

Candis Novosel (SEAL)  
Robert A. Kowalski, by Candis Novosel,  
Co-Attorney in Fact

Rene Blohm (SEAL)  
Robert A. Kowalski, by Rene Blohm,  
Co-Attorney in Fact

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Candis Novosel and Rene Blohm, Co-Attorneys in Fact for Robert A. Kowalski, personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 10th day of November, 2022



Mary E Meyers  
NOTARY PUBLIC  
Commission expires 8/5/23

This instrument was prepared by:  
Scott R. Wheaton & Associates  
3108 Ridge Road  
Lansing, IL 60438

**MAIL TO:**  
Michael Romero  
10834 South Avenue B  
Chicago, IL 60617  
**OR** Recorder's Office Box No. \_\_\_\_\_

**SEND SUBSEQUENT TAX BILLS TO:**  
Michael Romero  
10834 South Avenue B  
Chicago, IL 60617