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WARRANTY DEED

AFTER RECORDING MAIL TO:

MAIL REAL ESTATE TAX BILL TO:

Doc#: 2234845182 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2022 02:46 PM Pg: 1 of 5

Dec ID 20221201603750
ST/CO Stamp 0-640-841-040 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-177-711-952 City Tax: \$3,675.00

(Reserved for Recorders Use Only)

THE GRANTORS: Danica Niemeier, n/k/a Danica Niemeier Polanski, married to Rafael Polanski, of **3857 N. Oriole Avenue, Chicago, IL**, 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 **Joanna Tys, a woman, of 3715 N. Oriole, Chicago**, to have and to hold, the following described Real Estate, situated in the **County of Cook, in the State of Illinois**, to wit:

LOT 31 IN BLOCK 5 IN VOLK BROTHERS IRVING PARK BOULEVARD SUBDIVISION BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3857 N. Oriole Avenue, Chicago, IL
PIN: 12-24-200-028-0000

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) Building, building line and use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and Ordinances; (d) Easements for public utilities; (e) acts done or suffered by the Grantee.

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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 **Danica Niemeier, n/k/a Danica Niemeier Polanski**, 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 individually acknowledged that she signed 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 official seal this 1 day of December 2022
 2022.



 Notary Public

NAME AND ADDRESS OF PREPARER:

Deborah Chessick
 Attorney at Law
 106 Granville Ave
 Park Ridge, IL 60068



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WAIVER OF HOMESTEAD RIGHTS

THE UNDERSIGNED, RAFAL POLANSKI, SPOUSE OF DANICA NIEMEIER POLANSKI, HEREBY WAIVES ALL PRESENT AND FUTURE INTEREST, RIGHT AND TITLE WHICH HE MAY CURRENTLY POSSESS OR ACQUIRE IN THE FUTURE IN THE PROPERTY LOCATED AT 3857 N. ORIOLE AVENUE, CHICAGO, IL 60634, PIN NUMBER: 12-24-200-028-0000, LEGAL DESCRIPTION AS ATTACHED ON THE FOLLOWING PAGE, ARISING OUT OF HIS HOMESTEAD RIGHTS OR MARITAL PROPERTY RIGHTS. IF ANY PROPERTY INTEREST IS CREATED THROUGH OPERATION OF LAW OR OTHERWISE, THE UNDERSIGNED, RAFAEL POLANSKI, AGREES THAT THIS WAIVER IS CONSENTED TO AND IS VALID AS TO THE ENTIRE PARCEL.

Rafal Polanski

RAFAL POLANSKI

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Rafal Polanski, personally known to me to be the same person whose names are subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 30th Day of Nov., 2022.

L. Pickens

Notary Public



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LEGAL DESCRIPTION

Order No.: 22GND048049PK

For APN/Parcel ID(s): 12-24-200-028-0000

LOT 31 IN BLOCK 5 IN VOLK BROTHERS' IRVING PARK BOULEVARD SUBDIVISION BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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