

22-81308

UNOFFICIAL COPY

10/2

Doc#: 2235613045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2022 09:31 AM Pg: 1 of 3

Dec ID 20221101685514
ST/CO Stamp 0-017-390-928 ST Tax \$190.00 CO Tax \$95.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Cohen, Danahue, Salazar

2400 Big Timber Rd, #4108

Elgin, IL 60124

Grantor Name / Address

MAIL REAL ESTATE TAX BILL TO:

Cesar Rivera
18 Grow Ln
Streamwood, IL 60107

(Reserved for Recorders Use Only)

THE GRANTORS: Gerald N. Blahnik, a widower, of 18 Grow Ln, Streamwood, IL 60107, 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 Cesar Rivera, a single person

of 713 Terry Rd, Glendale Heights, IL 60139,
to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 18 Grow Ln, Streamwood, IL 60107

PIN: 06-23-104-038-0000

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.

UNOFFICIAL COPY

DATED this 11 day of November, 2022.

Gerald N. Blahnik
Gerald N. Blahnik

STATE OF Illinois)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY, that **Gerald N. Blahnik**, 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 11 day of November, 2022.



Matthew X. Kelley
Notary Public

NAME AND ADDRESS OF PREPARER:
Kelley, Kelley & Kelley
Attorney at Law
1535 West Schaumburg Road, Suite 1100
Schaumburg, IL 60194



UNOFFICIAL COPY

15828-22-81308-IL

Property Address: 18 Grow Ln, Streamwood, IL 60107
Parcel ID: 06-23-105-038-0000

LOT 38 IN BLOCK 3 OF STREAMWOOD UNIT NO. 2, BEING A SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1957 AS DOCUMENT NO. 16913840.

Property of Cook County Clerk's Office