

UNOFFICIAL COPY

Doc#: 2301033312 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2023 01:48 PM Pg: 1 of 2

Dec ID 20221201611537
ST/CO Stamp 0-872-758-608 ST Tax \$309.00 CO Tax \$154.50
City Stamp 0-463-945-040 City Tax: \$3,244.50

WARRANTY DEED

THE GRANTORS, **JAMES R. HOFFMAN AND GIOVANNINA M. PENZE**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO:

PT22-88871 1/2

of Chicago, IL **JAMES OBERUC, a singleman**
as Sole Owner,

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

UNIT NUMBER 1433-2A IN SUMMERDALE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 10 FEET OF LOT 14 AND ALL OF LOTS 15 TO 18 INCLUSIVE AND THE EAST 10 FEET OF LOT 19 IN BLOCK 2 IN ZERO PARK, BEING ZERO MARK SUBDIVISION OF BLOCKS 1, 2, 3, AND 4 OF S. H. KERFOOTS RESUBDIVISION OF LOTS 1 TO 20 IN HENRY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 14, 1992 AS DOCUMENT NUMBER 92514796, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

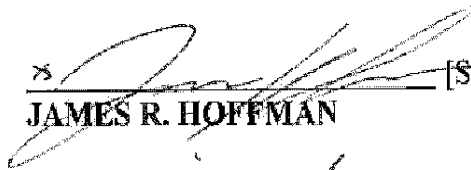
Commonly Known: 1433 W. SUMMERDALE AVE., UNIT 2A, CHICAGO, IL 60640
PIN Number: 14-08-117-049-1021

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises as Sole Owner.

PROPER TITLE, LLC

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Dated: 15 day of December, 2022.

 [SEAL]
JAMES R. HOFFMAN

 [SEAL]
GIOVANNINA M. PENZE

State of ILLINOIS)
)ss.
County of COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signed are 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15 day of December, 2022.




NOTARY PUBLIC

Commission expires _____, 20__

This Instrument Was Prepared By:
Law Office of Mark J. Watychowicz, P.C.
518 E. Northwest Highway
Mount Prospect, IL 60056

Send Subsequent Tax Bills to:
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Chicago, IL 60640

Mail to:
Shawn Bolger, Attorney at Law
9760 Franklin Ave. P.O. Box 1208
Franklin Park, IL 60131

Clerk's Office