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**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 2305329005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2023 09:21 AM Pg: 1 of 3

Dec ID 20230201652582
ST/CO Stamp 1-534-062-416 ST Tax \$395.00 CO Tax \$197.50
City Stamp 1-294-856-016 City Tax: \$4,147.50

Property of Cook County Clerk's Office

Above Space for Recorders Use Only

THE GRANTORS, Sean P. Forester and Carrie Anne Merkle, a married couple, of the City of Bay Village, County of Cuyahoga, State of Ohio for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, Alexander Pieczynski, a single person, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number(s): 13-27-414-004-0000

Address of Real Estate: 2535 N. Tripp Ave., Chicago, IL 60639

GRANTEES' ADDRESS: 1404 Sunflower Ct., Minooka, IL 60447

SUBJECT TO: Covenants, restrictions of record including any easements, and general real estate taxes not yet due and payable, building lines, building restrictions of record; zoning and building laws and ordinances, public and utility easements and acts done or suffered by or through the Grantees.

THIS IS NOT HOMESTEAD PROPERTY

Dated this _____ day of February, 2023.

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Sean P. Forester
Sean P. Forester

Carlie Ann Merkle
Carlie Ann Merkle

STATE OF OHIO)
COUNTY OF Cuyahoga) ss.

I, the undersigned, a notary public in and for said County in the State aforesaid, Do HEREBY CERTIFY that Sean P Forester, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of February, 2023.

(Notary Public) Kathleen E. Lasby



KATHLEEN E. LASBY
Notary Public, State of Ohio
My Commission Expires
July 25, 2024

STATE OF OHIO)
COUNTY OF Cuyahoga) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carlie Anne Merkle, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of February, 2023.

(Notary Public) Kathleen E. Lasby



KATHLEEN E. LASBY
Notary Public, State of Ohio
My Commission Expires
July 25, 2024

Prepared By:
William Scott
Berger, Newmark & Fenchel P.C.
1753 N. Tripp Ave.
Chicago, IL 60639

Mail To:
Alexander Pieczynski
2535 N. Tripp Ave.
Chicago, IL 60639

Name & Address of Taxpayer:
Alexander Pieczynski
2535 N. Tripp Ave.
Chicago, IL 60639

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EXHIBIT "A"
Legal Description

LOT 14 AND THE NORTH 5 FEET OF LOT 15 IN BLOCK 1 IN KEENEY AND PEMBERTHY'S
ADDITION TO PENNOCK, A SUBDIVISION IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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