

UNOFFICIAL COPY

PREPARED BY:

Maureen P. Meersman
716 E. Northwest Highway
Mount Prospect, IL 60056

Doc#: 2307233390 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/13/2023 02:22 PM Pg: 1 of 3

MAIL TAX BILL TO:

Natalia Kozlowski
7759 West Palatine Avenue
Chicago, IL 60631

Dec ID 20230201656829
ST/CO Stamp 0-040-034-512 ST Tax \$360.00 CO Tax \$180.00
City Stamp 1-025-032-400 City Tax: \$3,780.00

MAIL RECORDED DEED TO:

Natalia Kozlowski
7759 West Palatine Avenue
Chicago, IL 60631

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Mark D. Meersman and Elizabeth D. Meersman, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Natalia Kozlowski, of 9233 West Lawrence, NORRIDGE, IL 60706, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

** AKA Natalia Kozlowski, an unmarried person*

THE WEST 35 FEET OF THE EAST 280 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, LYING EAST OF THE CENTER LINE OF RIDGELAWN AVENUE (NOW CALLED NORTH CANFIELD AVENUE) LYING WEST OF A LINE PARALLEL TO AND 993.49 FEET WEST OF THE WEST LINE OF SAID NORTHWEST QUARTER AS MEASURED PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER LYING NORTH OF A LINE PARALLEL TO AND 876.85 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER AS MEASURED PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER AND LYING SOUTH OF THE SOUTH LINE OF WEST PALATINE AVENUE, AS DEDICATED BY QUIT CLAIM DEED TO CITY OF CHICAGO DATED FEBRUARY 2, 1937, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-01-105-038-0000
Property Address: 7759 West Palatine Avenue, Chicago, IL 60631

Subject, however, to the general taxes for the year of and thereafter, and all Covenants, Restrictions, and Conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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Dated this 6 day of March, 2023 Mark D Meersman

Mark D. Meersman

Elizabeth D. Meersman
Elizabeth D. Meersman

STATE OF IL
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mark D. Meersman and Elizabeth D. Meersman, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 6th day of March 2023
Maureen P Meersman
Notary Public
My commission expires: 02/02/2026

Exempt under the provisions of paragraph _____

Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

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Property Address:

7759 West Palatine Avenue, Chicago, IL 60631

Legal Description:

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Property of Cook County Clerk's Office