

# UNOFFICIAL COPY

**PREPARED BY:**

Law Office of Kathleen Meersman Murphy, LLC  
1100 W. Northwest Hwy, Suite 112  
Mt. Prospect, IL 60056

Doc#: 2312908095 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/09/2023 10:43 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

JUDITH D. BALAZS and ERIK P. STOLZER  
620 N. RUSSELL  
MOUNT PROSPECT, IL 60056

Dec ID 20230401697608  
ST/CO Stamp 0-432-661-200 ST Tax \$325.00 CO Tax \$162.50

**MAIL RECORDED DEED TO:**

JUDITH D. BALAZS and ERIK P. STOLZER  
620 N. RUSSELL  
MOUNT PROSPECT, IL 60056

## TENANCY BY THE ENTIRETY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), KRISZTINA BALAZS, a widow, of the City of MOUNT PROSPECT, 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 JUDITH D. BALAZS AND ERIK P. STOLZER, wife and husband, of 714 N. RUSSELL, MOUNT PROSPECT, Illinois 60056, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 1 IN BLOCK 13 IN RANDVIEW HIGHLANDS BEING A SUBDIVISION OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER AND THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

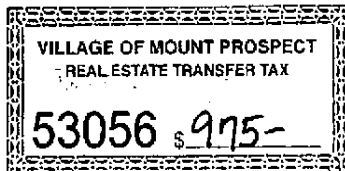
Permanent Index Number(s): 03-34-112-012-0000  
Property Address: 620 N. RUSSELL, MOUNT PROSPECT, IL 60056

Subject, however, to the general taxes for the year of 2022 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.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 20 day of April, 2023



*Krisztina Balazs*  
KRISZTINA BALAZS

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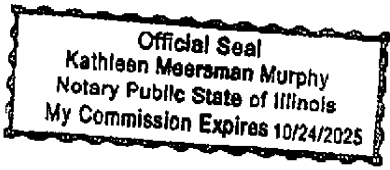
STATE OF IL )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KRISZTINA BALAZS, a widow, 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 20 day of April 2025  
Kathleen Meersman Murphy  
Notary Public

My commission expires: 10/24/25

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office