

# UNOFFICIAL COPY

Doc#: 2315113219 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/31/2023 11:32 AM Pg: 1 of 3

Dec ID 20230401603128  
ST/CO Stamp 0-395-946-704 ST Tax \$621.00 CO Tax \$310.50

Property of Cook County Clerk's Office

## WARRANTY DEED

**ORNTIC File Number: 23157008**

**Old Republic National Title**

**9601 Southwest Hwy**

**Oak Lawn, Il 60453**

**312-641-7799**

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REAL ESTATE TRANSFER TAX

25-May-2023



COUNTY:	310.50
ILLINOIS:	621.00
TOTAL:	931.50

19-33-406-123-0000

| 20230401603128 | 0-395-946-704

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

221 553 90 1/1

**WARRANTY DEED**  
Corporation to Individual

This agreement, made this 19<sup>th</sup> day of April, 2023, by and between

**Kowal Builders Inc., a Illinois corporation (Grantor)** a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Marquette Bank, an Illinois Banking Association, as Trustee under the provisions of a Trust Agreement dated May 11, 2020 and known as Trust Number 30510 (Grantee)** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEYS AND WARRANTS unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOTS 1 AND 2 IN TOMNITZ FAMILY FIELD OF DREAMS SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4949 W 86th St, Burbank, IL 60459

PIN: 19-33-406-123-0000 & 19-33-406-124-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

*[Signature]*  
Kowal Builders, Inc., by  
Krzysztof Kowalkowski, Its President  
with Authority to Sign

City of Burbank

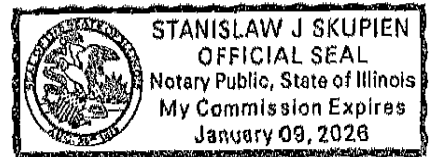
\$ 3,105.00 THREE THOUSAND ONE HUNDRED  
04/21/23 FIVE DOLLARS & 00/100

Real Estate Transaction Stamp

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Krzysztof Kowalkowski**, personally known to me to be the President of Kowal Builders, Inc., an Illinois Corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such President he signed, sealed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of April, 2023.



Commission expires Jan. 9, 2026

*[Signature]*  
NOTARY PUBLIC

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Same →  
\_\_\_\_\_  
\_\_\_\_\_

~~\_\_\_\_\_~~ Marquette Bank Trust No. 30570  
4949 W 86th St  
Burbank, IL 60459

Prepared by:  
Stanislaw J. Skupien  
LAW OFFICE OF STANISLAW J. SKUPIEN, P.C.  
10550 South Roberts Road  
Palos Hills, Illinois 60465