

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)

Doc#. 2315649098 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/05/2023 01:45 PM Pg: 1 of 3

Dec ID 20230501623020  
ST/CO Stamp 1-272-228-560 ST Tax \$392.00 CO Tax \$196.00

THIS DOCUMENT PREPARED BY:

Vasili Liosatos, Esq.  
51 E 14<sup>th</sup> Street, Unit 808  
Chicago IL 60605

FOR RECORDER'S USE ONLY

THE GRANTOR(S), BELMINA N MICHAEL, Married of Cook County IL, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid.

CONVEY and WARRANT to GRANTEE, DEREK WITKOWSKI AND KRISTYN WITKOWSKI Husband and wife \* (of 2021 Feather Crt Apt A, Hudson FL 34667) 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"

PIN: 12-36-211-009-0000

Address of Real Estate: 2217 N. 74th Ct. Elmwood Park IL 60707

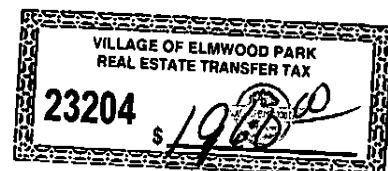
*\*Not as Joint Tenants  
but as Tenants by the  
Entirety*

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

*\* This is non Homestead for grantor \**

FIRST AMERICAN TITLE  
FILE # AF 1033208



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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this WARRANTY DEED as of this 2 day of MAY, 2023.

*[Signature]*  
BELMINA N MICHAEL

5-2-2023  
DATE

STATE OF ~~ILLINOIS~~ <sup>MICHIGAN</sup> ) SS.  
~~COOK~~ BERRIEN

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that, **BELMINA N MICHAEL**, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2 day of MAY, 2023.

*[Signature]*  
NOTARY PUBLIC

Saisie Collins  
Notary Public, Cass County  
Acting in Berrien County, Michigan  
Commission Expires 08-07-25

Property of Cass County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTH 33 FEET OF LOT 90 IN HILL CREST, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 36, TOWNSHIP, 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ~~COOK~~ COUNTY, ILLINOIS.

*Cook*

PIN: 12-36-211-009-0000

Address of Real Estate: 2217 N. 74th Ct. Elmwood Park IL 60707

MAIL AFTER RECORDING TO:

DEREK WITKOWSKI AND  
KRISTYN WITKOWSKI  
2217 N. 74th Ct.  
Elmwood Park IL 60707

MAIL TAX BILLS TO:

DEREK WITKOWSKI AND  
KRISTYN WITKOWSKI  
2217 N. 74th Ct.  
Elmwood Park IL 60707

Property of Cook County Clerk's Office