

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL**

Doc#. 2318847036 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 10:43 AM Pg: 1 of 2

Dec ID 20230601661687
ST/CO Stamp 0-318-107-344 ST Tax \$630.00 CO Tax \$315.00

**FIRST AMERICAN TITLE
FILE # AF1034517197**

Preparer File: AF1034517
FATIC No.: AF1034517

THE GRANTOR Marion Najac, married to Nathan Adams, of the of Evanston, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to Ivaylo Valchev and Naura Gronkowski, husband & wife of the City of Evanston, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

As tenants by the entirety

THE SOUTH 37 FEET OF LOT 12 AND THE NORTH 7 FEET OF LOT 13 IN BLOCK 3 IN M. L. JACKSON'S ADDITION TO SOUTH EVANSTON, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements to the property.

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

Permanent Real Estate Index Number(s): 10-25-200-059-0000

Address(es) of Real Estate: 416 Darrow Ave
Evanston, Illinois 60202

Dated this 28 day of June, 2023

Marion Najac
Marion Najac

Nathan Adams
Nathan Adams (solely for the purpose of waiving homestead rights)

CITY OF EVANSTON

005254

REAL ESTATE TRANSFER TAX

DATE: **PAID JUN 30 2023**

AMOUNT: \$3,150.00 Agent: *JO*



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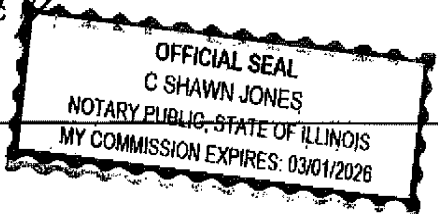
STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marion Najac and Nathan Adams, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 2nd day of June, 2023.

[Handwritten Signature]

Notary Public



Prepared by:
C. Shawn Jones
708 Church Street Suite 215
Evanston, IL 60201

Mail to:
x Nadia Gronkowski
416 Darrow Ave
Evanston, IL 60202

Name and Address of Taxpayer:
x Nadia Gronkowski
416 Darrow Ave
Evanston, IL 60202

Property of Cook County Clerk's Office