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Doc# 2319328018 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2023 09:16 AM Pg: 1 of 3

Dec ID 20230701669136
ST/CO Stamp 0-724-909-776 ST Tax \$539.00 CO Tax \$269.50

Chicago Title

2319328018
WARRANTY DEED
ILLINOIS STATUTORY 1 of 2

THE GRANTORS (NAME AND ADDRESS)

Michael Niemiec and Francine Niemiec
1714 Brookwood Drive
Flossmoor, IL 60422

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael Niemiec and Francine Niemiec, a married couple, of 1714 Brookwood Drive, Flossmoor, IL 60422 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Casimir John Noga III and Aimee Davis, of 1135 Westgate Street, Apt 2007, Oak Park, IL 60301, not as tenants by the entirety, nor as tenants in common, but as joint tenants, the following described real estate situated in the County of Cook County, in the State of Illinois, to wit:

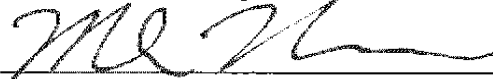
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 31-12-407-002-0000

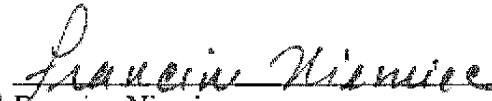
Property Address: 1714 Brookwood Drive, Flossmoor, IL 60422

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

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing; Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Dated this 30 day of MAY, 2023.


Michael Niemiec

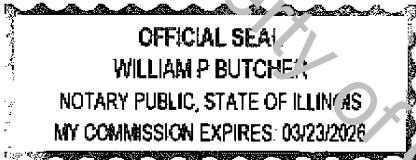

Francine Niemiec

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Niemiec and Francine Niemiec personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 30 day of MAY, 2023.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
William P. Butcher
2044 Ridge Road
Homewood, IL 60430

MAIL TO: _____ SEND SUBSEQUENT TAX BILLS TO:

~~Shane Mowery
4320 West Irving Park Road
Chicago, IL 60641~~

Casmir John Noga III
1714 Brookwood Drive
Flossmoor, IL 60422

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EXHIBIT A

LEGAL DESCRIPTION

LOT 13 IN M. J. O'MALLEY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office