

UNOFFICIAL COPY

Doc#: 2319428154 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 10:26 AM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY

1 of 2 2335600

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Dec ID 20230701668198
ST/CO Stamp 0-565-608-144 ST Tax \$790.00 CO Tax \$395.00
City Stamp 1-714-749-136 City Tax: \$8,295.00

THE GRANTOR, **Ultimate Construction & Builders, Inc.**, an Illinois Corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Anthony N. Farella and Laura Farella**, *husband and wife,* tenants by the entirety of 333 W Hubbard, Chicago, IL, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 13 IN BLOCK 10 IN GRAND ADDITION TO EDISON PARK BEING A SUBDIVISION OF EAST 25 ACRES OF WEST 30 ACRES OF NORTH 60 ACRES AND NORTH 30 ACRES OF WEST 50 ACRES OF SOUTH 100 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record building lines and easements, private, public and utility easements and roads and highways, and general future real estate taxes not due and payable at time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the grantee, her heirs, and assigns forever.

Address: 6905 N. Olcott Ave., Chicago, IL 60631

PIN #: 09-36-218-012-0000

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Dated this 28th day of June, 2023.

Ultimate Construction & Builders, Inc.

Jan Szulakiewicz
By: **Jan Szulakiewicz**, its president

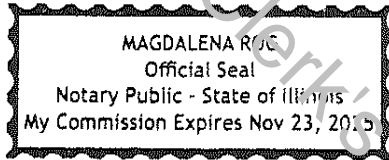
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT **Jan Szulakiewicz**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the same instrument as his/her 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 28th day of June, 2023.

Magdalena Ruc (Notary Public)

Prepared by: Debicki Law Group, LTD.
832 E. Rand Road, Suite 15
Mount Prospect, IL 60056



After Recording Mail to: Anthony + Laura Farella
6905 N Olcott Ave
Chicago, IL 60631

Name and Address of Taxpayer: Anthony + Laura Farella
6905 N Olcott Ave
Chicago, IL 60631