

UNOFFICIAL COPY

Doc#: 2322346147 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 10:44 AM Pg: 1 of 2

Dec ID 20230701673858
ST/CO Stamp 1-377-292-752 ST Tax \$435.00 CO Tax \$217.50
City Stamp 0-719-991-248 City Tax: \$4,567.50



23-07-03763 1/2
Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), Erich Hruda and Pamela M. Hruda, husband and wife, for and in consideration of ten dollars (\$10.00) in hand paid, convey(s) and warrant to Patrick McMahon, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 19 in First Addition to Brooks Park Subdivision in 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 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.

Permanent Real Estate Index Number(s): 09-36-206-009-0000

Address of Real Estate: 7333 W. Fitch Ave., Chicago, IL 60631

Dated this 6th day of July, 2023

X *E. Hruda*
Erich Hruda

X *Pamela M. Hruda*
Pamela M. Hruda

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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 **Erich Hrudu and Pamela M. Hrudu** personally known to me to be the 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 6th day of July, 2023



Keith Goldberg
(Notary Public)

Prepared By:

Keith Goldberg
1701 East Lake Avenue
Glenview, IL 60025

Mail To:

Patrick McMahon
7333 W. Fitch Ave.
Chicago, IL 60631

Name and Address of Taxpayer:

Patrick McMahon
7333 W. Fitch Ave.
Chicago, IL 60631

Property of Cook County Clerk's Office