

UNOFFICIAL COPY

Doc#: 2322333092 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 09:17 AM Pg: 1 of 3

Dec ID 20230701677482
ST/CO Stamp 1-170-889-168 ST Tax \$210.00 CO Tax \$105.00

Warranty Deed Statutory (Illinois)

THE GRANTOR, **JOANNA GRABCZYNSKA, divorced and not since remarried**, of the Village of Schaumburg, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to **NJR REAL ESTATE LLC, an Illinois limited liability company of 153 Michigan Dr. Bloomingdale, Illinois 60108-8822**, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A

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

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above-described property would show.

Permanent Index Number(s): **Parcel Identification Number: 07-18-404-153-1166**

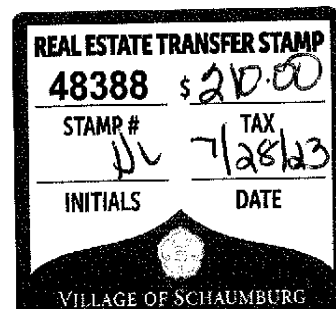
Property Address: **604 Academy Dr., Schaumburg, Illinois, IL 60194-2501**

Dated this 8 day of August, 2023.

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 23880234-IL



JOANNA GRABCZYNSKA

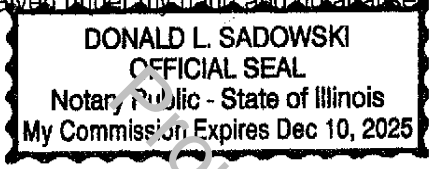


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STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Joanna Grabczynska**, 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 she signed, sealed and delivered the said instrument, as 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 notarial seal, this 8th day of August, 2023.



[Signature]
Notary Public

My commission expires: 12/10/25

THIS DOCUMENT PREPARED BY:
Donald Sadowski
Donald L. Sadowski, P.C.
1515 Woodfield Road, Suite 880
Schaumburg, IL 60173

MAIL TAX BILL TO:
NJR REAL ESTATE, LLC
158 MICHIGAN DR.
BLOOMINGDALE, IL 60108

MAIL RECORDED DEED TO:
NJR REAL ESTATE, LLC
158 MICHIGAN DR.
BLOOMINGDALE, IL 60108

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

UNIT 166, AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE NOVEMBER 17, 1972 AS DOCUMENT NUMBER 2660814.

PARCEL 2:

AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES:

LOTS 1 TO 176, BOTH INCLUSIVE, AND THE WEST 4 FEET OF THAT PART OF OUTLOT 7 LYING EAST OF THE EAST LINES OF LOTS 118 AND 119, SOUTH OF THE NORTH LINE EXTENDED EAST OF LOT 118, AND NORTH OF THE SOUTH LINE EXTENDED EAST OF LOT 119, ALL IN SHEFFIELD MANOR UNIT 2, AND LOTS 1 TO 46, BOTH INCLUSIVE, IN SHEFFIELD MANOR UNIT 3, BOTH BEING SUBDIVISIONS OF PARTS OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Clerk's Office of Cook County