

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
Individual to Individual

Doc#: 2323313382 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/21/2023 01:26 PM Pg: 1 of 4

Dec ID 20230801603472
ST/CO Stamp 1-031-087-568 ST Tax \$435.00 CO Tax \$217.50

GRANTOR(S): **ALEXANDER E. VACCA, a single man**, of City of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **DAMIAN WABIK, a single man, of 4547 ROSE ST, SCHILLER PARK, IL 60176**, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 12-16-311-050-0000
ADDRESS: 4041 JUDD AVE., SCHILLER PARK, IL 60176

SUBJECT TO: (1) General real estate taxes not yet due and payable at the time of closing;
(2) Covenants, conditions and restrictions of record,
(3) Any building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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 said real estate forever.

DATED this 10th day of August, 2023.



ALEXANDER E. VACCA

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **ALEXANDER E. VACCA, a single man**, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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
as Notary Public this 10th day of August, 2023.

Agnes Pogorzelski

NOTARY PUBLIC

Name and Address of Preparer:

Agnes Pogorzelski, Esq.
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

MAIL TO:

DAMIAN NABIK
4041 JUDD AVE.
SCHILLER PARK, IL 60176

SEND SUBSEQUENT TAX BILLS TO:

DAMIAN NABIK
4041 JUDD AVE.
SCHILLER PARK, IL 60176

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LEGAL DESCRIPTION:

THE WEST 128 FEET OF THE SOUTH 1/4 OF LOT 27 AND THE WEST 128 FEET OF THE NORTH 1/2 OF LOT 28 IN BLOCK 1 IN VOLK BROS. HOME ADDITION TO SCHILLER PARK, BEING A SUBDIVISION OF LOTS 1 AND 11 INCLUSIVE, IN WHERMAN'S ADDITION TO KOLZE, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF IRVING PARK BOULEVARD (EXCEPT THE SOUTH 417.42 FEET OF THE EAST 660.25 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

12-16-311-050-0000
4041 JUDD ST., SCHILLER PARK, IL 60176

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COUNTY:	217.50
ILLINOIS:	435.00
TOTAL:	652.50

12-16-311-050-0000 | 20230801603472 | 1-031-087-568