

UNOFFICIAL COPY

Doc#: 2324213499 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2023 03:22 PM Pg: 1 of 2

Dec ID 20230801691969
ST/CO Stamp 0-559-453-648 ST Tax \$320.00 CO Tax \$160.00

WARRANTY DEED

Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

23159981/3

(This space is for recorder's use only)

THE GRANTOR, TSandrzyk Construction, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, and pursuant to the authority given by the members of the LLC, CONVEYS and WARRANTS to:

Michael Ortiz, a single man, and Delia Godoy, a single woman, 2173 N. Merrimac, Chicago, Illinois 60639,

to have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common, nor as tenants by the entirety, but as joint tenants with a right of survivorship, to wit:

THE SOUTH 28.29 FEET OF THE NORTH 166.58 FEET OF THE EAST 17.00 FEET OF THE WEST 62.00 FEET OF LOT 87 IN FREDERICK H. BARTLETT'S HARLEM AVENUE AND 71ST STREET FARMS, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER (EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 24, 1936, AS DOCUMENT 11927277, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7235 W. 71ST STREET, UNIT 7235-5, BRIDGEVIEW, IL 60455

PERMANENT REAL ESTATE INDEX NUMBER: 18-25-205-002-0000
(AFFECTS THIS UNIT AND OTHER UNDERLYING LAND)

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 premises, not as tenants in common, nor as tenants by the entirety, but as joint tenants with a right of survivorship, forever.

SUBJECT TO: General taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable. Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration; and grantor reserves to itself, its successors and assigns,



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the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at

length herein. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Party Wall Rights, Conditions, Restrictions, Easements and Ownership recorded March 9, 2023 as Document Number 2306822029 as amended by Amended Declaration of Party Wall Rights, Conditions, Restrictions, Easements and Ownership for Eden's Garden Townhome Association recorded July 5, 2023 as document 2318634028, and any amendments thereto, as amended from time to time.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to those present by its Members and attested by its Members, this 7th Day of August, 2023.

By: Tadeusz Sandrzyk
Tadeusz Sandrzyk, Sole Member of
TSandrzyk Construction, LLC

REAL ESTATE TRANSFER TAX		23-AUG-2023	
		COUNTY:	160.00
		ILLINOIS:	320.00
		TOTAL:	480.00
18-25-205-002-0009		20230801691969 0-559-453-648	

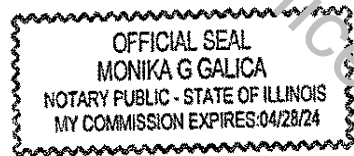
State of Illinois,
County of Cook ss.

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Tadeusz Sandrzyk, personally known to me to be Sole Member of TSandrzyk Construction, LLC, which name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 on August 7, 2023.

Commission expires: 04/28/24

Monika G. Galica
NOTARY PUBLIC



~~Mail Deed:~~

Send Tax Bill: ~~mail to:~~

~~Jason C. Schram
Attorney at Law
8501 W. Higgins Road, Suite 270
Chicago, IL 60631~~

Michael Ortiz and Delia Godoy
7235 W. 71st Street, Unit 7235-5
Bridgeview, IL 60455