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WARRANTY DEED

ILLINOIS STATUTORY Individual to Joint Tenancy

Doc#: 2325633029 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2023 08:18 AM Pg: 1 of 5

Dec ID 20230901619452
ST/CO Stamp 1-727-253-968 ST Tax \$600.00 CO Tax \$300.00
City Stamp 1-200-631-248 City Tax: \$6,300.00

GRANTOR(S): **ELZBIETA BABICZ, a widow**, of the City of Chicago, County of Cook, State of 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 **ROMMEL S. VALENCIA and CINDY E. VALENCIA, husband and wife**, of 4537 N. Christiana Ave., Chicago, IL 60625, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, not in Tenancy in Common, but in **JOINT TENANCY**, to wit:

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

PIN: 13-14-218-008-0000
ADDRESS: 4537 N. CHRISTIANA AVE, CHICAGO, IL 60625

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing.
(2) Covenants, conditions, and restrictions of record.
(3) Building lines and easements, if any, so long as 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 premises not in Tenancy in Common but in **JOINT TENANCY**, forever.

DATED this 6th day of September, 2023.

Elzbieta Babicz

ELZBIETA BABICZ
f/k/a ELZBIETA BIEDUL

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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 **ELZBIETA BABICZ f/k/a ELZBIETA BIEDUL, a widow**, 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 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 official seal
as Notary Public this 6th day of September, 2023.



[Handwritten Signature]

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:

Cindy E. Valencia
Rommel S. Valencia
4535 N. Christiana Ave
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

Cindy E. Valencia
Rommel S. Valencia
4535 N. Christiana Ave
Chicago, IL 60625

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EXHIBIT A

LEGAL DESCRIPTION:

LOT 10 IN BLOCK 6 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT NORTH WESTERN ELEVATED RAILROAD YARDS AND RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

13-14-218-008-0000
4537 N. CHRISTIANA AVE., CHICAGO, IL 60625

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CHICAGO:	4,500.00
CTA:	1,800.00
TOTAL:	6,300.00 *

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Total does not include any applicable penalty or interest due.

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COUNTY:	300.00
ILLINOIS:	600.00
TOTAL:	900.00

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