

# UNOFFICIAL COPY

1026304 1 of 2  
WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2327628146 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/03/2023 12:09 PM Pg: 1 of 3

Dec ID 20230901623693  
ST/CO Stamp 0-016-139-216 ST Tax \$630.00 CO Tax \$315.00  
City Stamp 2-138-457-040 City Tax: \$6,615.00

THE GRANTOR(S) Christopher M. Pazdan and Sandra M. Pazdan, husband and wife of \_\_\_\_\_  
\_\_\_\_\_, for and in consideration of Ten and 00/100 Dollars, and other good and valuable  
consideration in hand paid,

CONVEY(S) and WARRANT(S) to Brian Kudzia and Jacquelyn Trotier as husband & wife  
as tenants by the entirety \_\_\_\_\_ of, 4121 N. Pulaski, #3  
Chicago, IL 60641 \_\_\_\_\_, all interest in the following described Real Estate situated in the County of  
Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

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


Permanent Real Estate Index Number(s): 24-13-300-066-0000

Address(es) of Real Estate: 10704 S. Troy Street,  
Chicago, IL 60655

Dated this 8 day of September, 20 23



  
Christopher M. Pazdan

  
Sandra M. Pazdan

REAL ESTATE TRANSFER TAX		27-Sep-2023
	CHICAGO:	4,725.00
	CTA:	1,890.00
	TOTAL:	6,615.00 *

24-13-300-066-0000 | 20230901623693 | 2-138-457-040

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		27-Sep-2023
	COUNTY:	315.00
	ILLINOIS:	630.00
	TOTAL:	945.00

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STATE OF Arizona, COUNTY OF Pinal SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Christopher M. Pazdan and Sandra M. Pazdan, personally known to me to be the same 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.

Given under my hand and official seal this 8 day of September, 2023.



[Signature]  
Notary Public

Prepared by:  
Jorgolli Law, Ltd.  
17W480 22nd St.,  
OakBrook Terrace, IL 60181

Mail to:  
Brain Kudzia + Jacquelyn Trotter  
10704 S. Troy St  
Chicago, IL 60655

Name and Address of Taxpayer:  
Brain Kudzia + Jacquelyn Trotter  
10704 S. Troy St  
Chicago, IL 60655

Of Cook County Clerk's Office

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LOT 2 (EXCEPT THE NORTH 10 FEET) AND ALL OF LOT 3 IN BLOCK 4 IN GREENWOOD PARK  
SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT CHICAGO  
GRAND TRUNK RAILROAD RIGHT OF WAY) OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

Pin: 24-13-300-066-0000

Property of Cook County Clerk's Office