

2336218
2023

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
Individual to Individual

Doc#: 2327906261 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2023 12:16 PM Pg: 1 of 2

Dec ID 20230901639654
ST/CO Stamp 1-348-031-440 ST Tax \$170.00 CO Tax \$85.00

For Recorder Use only

THE GRANTOR(S), JAN WIERDAK, divorced and not since remarried of the Village of Schiller Park, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration **CONVEY(S)** and **WARRANT(S)** to: MARIO RUIZ, the following described Real estate situated in the County of Cook, State of Illinois, to wit:

*an unmarried man

SEE REVERSE FOR LEGAL DESCRIPTION

P. I. N.: 12-16-312-015-0000

ADDRESS OF REAL ESTATE: 4148 Goss Ave., Schiller Park, IL 60176

Property is sold "AS IS".

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 forever

DATED: October 2, 2023

JAN WIERDAK *JAN WIERDAK* (SEAL)

State of Illinois, County of Cook ss. I the undersigned Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that JAN WIERDAK, 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 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, this 29 day of September, 2023

Commission expires 7/27/24

[Signature]
NOTARY PUBLIC



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LEGAL DESCRIPTION

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

An undivided one-half (1/2) interest in:

THE NORTH 1/2 OF LOT 2 IN BLOCK 9 IN VOLK BROTHERS HOME ADDITION TO SCHILLER PARK, BEING A SUBDIVISION OF LOTS 1 TO 11 INCLUSIVE IN WEHRMAN'S ADDITION TO KOLZE, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 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.

Address: 4148 Goss Avenue, Schiller Park, Illinois 60176

P.I.N.: 12-16-312-015-0000

SUBJECT TO, IF ANY: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and the general real estate taxes not due and payable at the time of closing.

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

THIS DOCUMENT PREPARED BY:

Richard S. Chelminski, P.C.
8041 North Milwaukee Avenue
Niles, IL 60714

MAIL TAX BILL TO:

MARIO RUIZ
4148 Goss Avenue
Schiller Park, Illinois 60176

MAIL RECORDED DEED TO:

Mario Ruiz
4148 Goss Avenue
Schiller Park, Illinois 60176