

# UNOFFICIAL COPY

Doc#: 2328633053 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/13/2023 09:39 AM Pg: 1 of 3

Dec ID 20230901618361

ST/CO Stamp 1-229-878-224 ST Tax \$312.50 CO Tax \$156.25

2117821 10/24/23

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Piotr Matel and Wieslawa Matel

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

(The Above Space for Recorder's Use Only)

THE GRANTORS Piotr Matel, a married man, and Wieslawa Matel, a widow, of for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Manuel Jimenez, a single man, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 12-27-221-048-0000

Property Address: 2809 Elm St, River Grove, IL 60171

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Not a Homestead Property to Piotr Matel

**SUBJECT TO:** 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 general real estate taxes not due and payable at the time of Closing.

Dated this 10 day of Oct, 2023.

Piotr Matel

Wieslawa Matel

### REAL ESTATE TRANSFER TAX

10-Oct-2023



COUNTY:	156.25
ILLINOIS:	312.50
TOTAL:	468.75

12-27-221-048-0000

20230901618361 | 1-229-878-224

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STATE OF ILLINOIS           )  
   ) SS,  
 COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Piotr Matel and Wieslawa Matel personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 notarial seal, this 6 day of Sept., 2023.



[Signature]  
 Notary Public

## THIS INSTRUMENT PREPARED BY

Archer Law Group  
 6839 W. Archer Ave.  
 Chicago, IL 60638

### MAIL TO:

Law office of Norbert W. Jazdek  
 4535 S. Kedzie  
 Chicago, IL 60632

### SEND SUBSEQUENT TAX BILLS TO:

Manuel Jimenez  
 2809 Elm St  
 River Grove, IL 60171



Approved

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## Exhibit A - Legal Description

The South 5 feet of Lot 5 and the North 40 feet of Lot 6 in Walker's Subdivision of Block 41 in River Park, a Subdivision of Part of La Framboise Reservation and of the East 26.75 chains of the North 1/2 of Fractional Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office