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Doc#: 2328633366 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2023 01:56 PM Pg: 1 of 3

Dec ID 20230901628731
ST/CO Stamp 0-356-125-648 ST Tax \$395.00 CO Tax \$197.50
City Stamp 0-141-724-624 City Tax: \$4,147.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, JAN KOWALCZYK and KRYSZYNA KOWALCZYK, husband and wife, as tenants by the entirety of 3531 N Normandy Ave, Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY and WARRANT to THE GRANTEES, JENNIFER MELGAR and VIRGINIA PESS RIVERA BOTH SINGLE AS TENANTS IN COMMON of Chicago IL, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached for legal description.

SUBJECT TO: General taxes for 2022 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any

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.

Permanent Real Estate Index Number: 13-19-402-010-0000

Address of Real Estate: 3531 N NORMANDY AVE CHICAGO, IL 60634

Dated this 21 day of September, 2023


JAN KOWALCZYK


KRYSZYNA KOWALCZYK

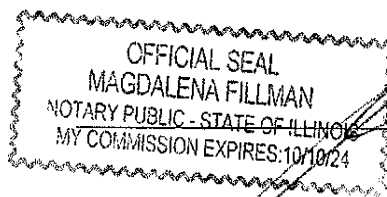
File nr: AT230613
After recording mail to:
Altima Title, LLC. $\frac{1}{3}$
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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STATE OF 71, COUNTY OF Wood ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAN KOWALCZYK and KRYSTYNA KOWALCZYK, 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 the said 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 official seal, this 21 day of September, 2023.



[Handwritten Signature]
(Notary Public)

Property of Cook County Clerk's Office

Prepared by:
JULITA KOCINSKI
Kocinski Law Offices, LLC
3311 N. Harlem Ave.
Chicago, IL 60634

Mail To:
VIRGINIA PESS RIVERA
3531 N NORMANDY AVE
CHICAGO IL 60634

Name and Address of Taxpayer:
VIRGINIA PESS RIVERA
3531 N NORMANDY AVE
CHICAGO IL 60634

File No: AT230613

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EXHIBIT "A"

LOT 31 IN BLOCK 2 IN OLIVER L. WATSON'S BELMONT HEIGHTS ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART WEST OF THE RAILROAD IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3531 N NORMANDY AVE CHICAGO, IL 60634
Parcel ID Number: 13-19-402-010-0000

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions.

Commitment for Title Insurance 2021 v. 01.00
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