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WARRANTY DEED
ILLINOIS STATUTORY

772787 1/2

Doc# 2333346038 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2023 10:21 AM PG: 1 OF 4

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THE GRANTOR(S)

ANA B. VAIA, married to FRANK MICHAEL VAIA

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

MICHAEL GROCHOLA, Single man

of 7656 S. Octavia Bridgeview, IL 60455, of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

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.

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): 19-31-116-022-0000

Address(es) of Real Estate: 8050 New England Ave., Burbank, IL 60459

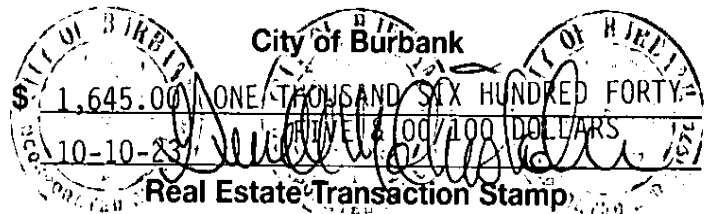
Dated this 28th day of September, 2023.

Ana B. Vaia
Ana B Vaia

Frank Michael Vaia
Frank Michael Vaia
For purposes of waiving homestead

S
P
S
SCY
INT

This property is not homestead as to the Grantor(s)



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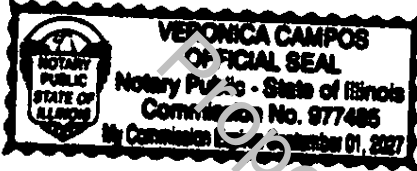
STATE OF Illinois COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Ara B. Vaia ; Frank Michael Vaia

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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28 day of September, 2023.



Veronica Campos (Notary Public)

Prepared by:
Veronica Campos
LEGAL ADVOCATE SOLUTIONS
10024 S. Kedzie Ave.
Evergreen Park, IL 60805

Mail to:
Goldin, Hill and Associates, P.C.
9100 W. Plainfield Rd.
Brookfield, IL 60513

Name and Address of Taxpayer:
Michael W. Grochda, Jr.
8050 New England Ave.
Burbank, IL 60459

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File No: 772787

EXHIBIT "A"

LOT 3 IN BERGQUISTS SUBDIVISION OF THE EAST HALF OF LOTS 19, 20, 22, 23, 24, 25, 27, 28, AND 29 AND THE EAST 133.00 FEET OF LOT 26 IN DANIEL KANDICHS 79TH STREET GARDENS A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31 TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

19.31.116-022.0000 @

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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 B, Part II-Exceptions.

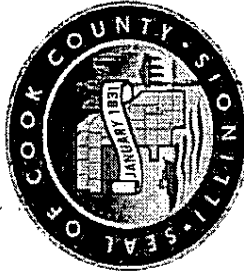
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REAL ESTATE TRANSFER TAX

17-Nov-2023



COUNTY:
ILLINOIS:
TOTAL:

164.50
329.00
493.50

19-31-116-022-0000

20231001641023

1-315-655-632

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