

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2406611094 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/6/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201641382

ST/Co Stamp 1-524-527-664 ST Tax \$495.00 CO Tax \$247.50

Mail to:

Patrick Gibbons
4057 N. Ozanam
Norridge IL
60706

Name & Address of Taxpayer:

(Space for Recorder's Use)

THE GRANTOR(S), ADAM KOGUT AND PANKRACY DUDEK AS JOINT TENANTS

of the CITY _____ of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S)

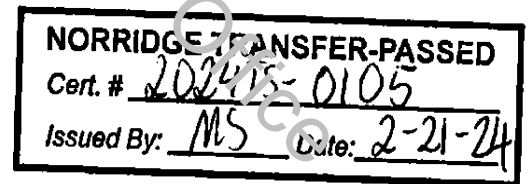
to THE GRANTEE(S), PATRICK GIBBONS, unmarried

of the CITY _____ of _____, County of COOK State of ILLINOIS

in the form of ownership: Fee Simple In Joint Tenancy

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION



(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Subject to: Covenants, conditions & restrictions of record; building lines & easements; property taxes not yet due and payable at time of closing

Permanent Index Number(s): ~~12-13-314-002-1000~~ 12-13-314-002-0000

Property Address: 4057 N. OZANAM AVE., NORRIDGE, IL 60706

P. 1 of 3

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Dated this 21st day of February 2024

Adam Kogut (Seal)
ADAM KOGUT

Pankracy Dudek (Seal)
PANKRACY DUDEK

STATE OF IL)
COUNTY OF Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
ADAM KOGUT AND PANKRACY DUDEK

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 21st day of February 2024

(Seal)



[Signature] Notary Public
My commission expires: 08/13/26

_____ COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Michael P. Kabat
Law Office of Michael P. Kabat
1707 LINDEN AVE
PARK RIDGE, IL 60068

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

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Lot 39 in Block 5 in Kinsey's Irving Park Boulevard Subdivision of the Southeast Quarter of the Southwest Quarter (except the East 10 feet thereof) of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.



PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

12-13-314-002-0000
4057 N. Ozanam Ave, Norridge, IL 60706

Property of Cook County Clerk's Office

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		COUNTY:	247.50
		ILLINOIS:	495.00
		TOTAL:	742.50
12-13-314-002-0000	20240201641382	1-524-527-664	