

UNOFFICIAL COPY

Doc#: 2413124136 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/10/2024 10:04 AM Pg: 1 of 4

Dec ID 20240301657517

ST/Co Stamp 0-554-885-424 ST Tax \$628.00 CO Tax \$314.00

File No.: 24GNW356440CS

(Grantor) Jennifer D. Kales and James P. Kales and James P Kales
and

(Grantee) Daniel J Janousek and Kelly Janousek

This page is added to provide adequate space for recording information and microfilming.
Do not remove this page as it is now part of the document.

PREPARED BY AND RETURN THIS DOCUMENT TO:

Joseph M. Dvorak IV
Joseph M. Dvorak, IV
19 Riverside Rd, Suite 5
Riverside, IL 60546

Chicago Title and Trust Company
6432 Joliet Road, Suite A
Countryside, IL 60525

C.T.I./CY

249nw3 sub 100
10/2 KB

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(General)

THE GRANTORS, James P. Kales
and Jennifer D. Kales,
divorced and not since
remarried

of the City of SCENARF, County of LOS ANGELES, State of California
for and in consideration of ten (\$10.00) and no/00 DOLLARS, and other good and
valuable considerations in hand paid, CONVEY and WARRANT to Daniel J. Janousek
and Kelly Janousek, husband and wife as tenants by the entirety, of
Orland Park, IL

the following described Real Estate situated in the County of Cook in the State of
Illinois, to wit: (See reverse side for legal description.) hereby releasing and
waiving all rights under and by virtue of the Homestead Exemption Laws of the State
of Illinois. SUBJECT TO: General real estate taxes not due and payable at Closing,
covenants, conditions, and restrictions of record, building lines and easements, if
any, provided they do not interfere with the current use and enjoyment of the Real
Estate.

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 15-33-218-018-0000

Address of real estate: 826 Forest Road, LaGrange Park, IL 60526

Dated this 4th day of APRIL, 2024

(SEAL)

Please see
attached
certificate.
ju

State of _____ County of _____,
I the undersigned, a Notary Public
in and for the County of _____ in the
State of _____, DO HEREBY CERTIFY
that James P. Kalas, known to me to be
the same persons subscribed to the
foregoing instrument appeared before
me this day in person and acknowledge
he/she signed, sealed and delivered the
said instrument as his/her voluntary act,
for the uses and purposes therein set
forth, including the right of homestead.

Given under my hand and official seal, this _____ day of _____, 2024.
Commission expires _____

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

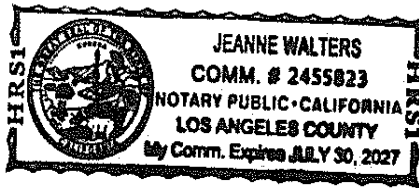
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los AngelesOn April 4, 2024 before me, Jeanne Walters, Notary Publicpersonally appeared James P. Kales
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

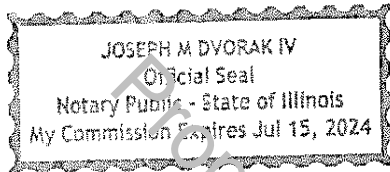
Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer is Representing: _____

UNOFFICIAL COPY



Joseph M. Dvorak (SEAL)

State of Illinois, County of Cook,
I, the undersigned, a Notary Public
in and for the County of Cook in the
State of Illinois, DO HEREBY CERTIFY
that Jennifer D. Kales, known to me to be
the same persons subscribed to the
foregoing instrument appeared before
me this day in person and acknowledge
he/she signed, sealed and delivered the
said instrument as his/her voluntary act,
for the uses and purposes therein set
forth, including the right of homestead.

Given under my hand and official seal, this 12 day of April, 2024.
Commission expires 7/15/24 Joseph M. Dvorak

LEGAL DESCRIPTION

LOT 19 IN BLOCK 4 IN WESTMORELAND, A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE
NORTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ALL OF THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 33,
LYING EAST OF FIFTH AVENUE IN COOK COUNTY, ILLINOIS.

MAIL TO:

Steven R. Felton
134 N. LaSalle #1700
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Daniel and Kelly Jancusek
826 Forest Road
LaGrange Park, IL 60526