

di 245700394NA **UNOFFICIAL COPY**

WARRANTY DEED

Joint Tenants

THE GRANTOR(S), Timothy Gazdzik, unmarried, and Richard Gazdzik, married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Jacob Sessions and Alexandra Ross, of 2419 W. Fullerton Ave., #2W, Chicago, Illinois 60647

Doc#: 2415814119 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/6/2024 9:47 AM Pg: 1 of 1

Dec ID 20240501615850

ST/Co Stamp 0-957-353-264 ST Tax \$625.00 CO Tax \$312.50

City Stamp 1-494-224-176 City Tax \$6,562.50

not in Tenancy in Common, but in Joint Tenancy, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 31 IN BLOCK 80 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

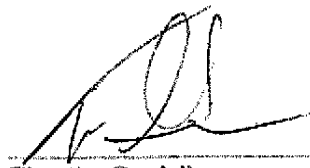
SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and condominium declaration and bylaws, if any,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois*, to have to hold said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

*THIS IS NOT HOMESTEAD PROPERTY

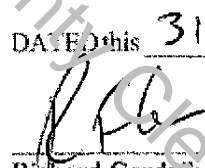
Permanent Index Numbers: 13-14-414-009-0000

Address of Real Estate: 4231 N. Spaulding Ave., Chicago, Illinois 60618



Timothy Gazdzik

(Seal)

DATED this 31 day of May, 2024


Richard Gazdzik

(Seal)

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that Timothy Gazdzik and Richard Gazdzik, personally known to me to be the same person(s) whose name(s) is/are 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 official seal, this 31 day of May, 2024.



NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO / MAIL TO: Jacob Sessions and Alexandra Ross
4231 N. Spaulding Ave.
Chicago, Illinois 60618