

UNOFFICIAL COPY

Doc#: 2421920272 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/6/2024 11:35 AM Pg: 1 of 3

WARRANTY DEED

Doc ID 20240701658828

ST/Co Stamp 1-606-727-472 ST Tax \$355.00 CO Tax \$177.50

City Stamp 1-047-910-192 City Tax \$3,727.50

THE GRANTORS, **JONATHAN OSTROWSKI** and **DIANA V. OSTROWSKI**, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of (\$10.00) TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to **KATHERINE OSTROWSKI**, single and **LEONARD C. OSTROWSKI**, a married man, of the City of Chicago, County of Cook, State of Illinois, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, 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.**

SUBJECT TO: General taxes for 2024 and subsequent years; Covenants, conditions and restrictions of records, if any;

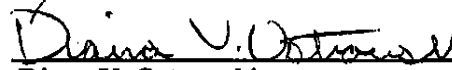
Permanent Real Estate Index Number(s): 19-07-314-023 0000

Address(es) of Real Estate: 5208 S. Oak Park Avenue, Chicago, Illinois 60638

The date of this deed of conveyance is July 31, 2024



Jonathan Ostrowski



Diana V. Ostrowski

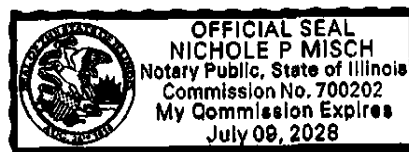
State of Illinois)
) SS
County of Will)
 Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Ostrowski and Diana V. Ostrowski, 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 on July 31, 2024



Notary Public
My commission expires 7/9/28



FIDELITY NATIONAL TITLE

OC 24009323

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LEGAL DESCRIPTION

Lot 1 (except the North 77 Feet thereof) and (Except the West 8 Feet thereof) in Block 19 in Frederick H. Bartlett's Third Addition to Bartlett Highlands, being a Subdivision of the Southwest Quarter of Section 7, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This Instrument was prepared by:

Matthew J. Kurnat
Fabrizio, Hanson, Peyla and Kawinski, P.C.
116 North Chicago Street, 200A
Joliet, Illinois 60432

Send Subsequent tax bills to
and Grantees Address:

Katherine Ostrowski and
Leonard C. Ostrowski
5208 S. Oak Park Ave
Chicago, IL 60638

Recorder – mail recorded document
to:

Matthew J. Kurnat
Attorney at Law
116 N. Chicago St, Ste 200
Joliet, IL 60432

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REAL ESTATE TRANSFER TAX

05-Aug-2024



COUNTY:	177.50
ILLINOIS:	355.00
TOTAL:	532.50

19-07-314-023-0000

| 20240701658828 | 1-606-727-472

REAL ESTATE TRANSFER TAX

05-Aug-2024



CHICAGO:	2,662.50
CTA:	1,065.00
TOTAL:	3,727.50 *

19-07-314-023-0000 | 20240701658828 | 1-047-910-192

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office