

UNOFFICIAL COPY



**WARRANTY DEED**  
**Illinois Statutory**

Doc#: 1215239062 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2012 11:10 AM Pg: 1 of 2

Mail to: *H71455*  
Slava Aaron Tenenbaum, Chartered  
2222 Chestnut Ave., Suite 201  
Glenview, IL 60026

Name & Address of Taxpayer:

Pawel Bedus  
~~3267 W. Wabansia Ave., Unit 3~~  
~~Chicago, IL 60647~~

*3301 N Ridgeway # 2S*  
*CHICAGO, IL 60618*



RECORDER'S STAMP

The GRANTOR(S): **John Paoella**, an unmarried man, 55 E. Erie St., #3403, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Pawel Bedus**, an unmarried man, 3310 N. Ridgeway, Unit 2F, Chicago, IL, all interest in the following described land in the County of Cook, State of Illinois; to wit:

**UNIT NO. 3267-3 IN THE 1655-57 NORTH SPAULDING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**LOT 22 IN BLOCK 23 IN SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN**

**WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 11, 2007 AS DOCUMENT NO. 0719215083, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS**

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet 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. TO HAVE AND TO HOLD said premises forever.

PIN: 13-35-422-050-1016

Property Address: 3267 W. Wabansia Avenue, Unit 3, Chicago, IL 60647-8830

Dated: May *21*, 2012

**HERITAGE TITLE COMPANY**  
**5849 W LAWRENCE AVE**  
**CHICAGO, IL 60630**

*John Paoella* (seal)  
John Paoella as his attorney-in-fact.

*2*

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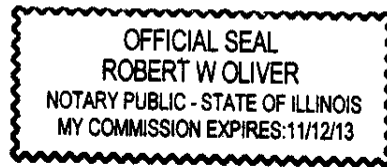
State of Illinois }  
 } ss  
 County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **John Paoella**, personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. *\* By VALERIE ACOSTA*

Given under my hand and notarial seal, May 24, 2012.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*



My Commission Expires \_\_\_\_\_

(Seal)

Prepared by:  
 Beaulieu Law Offices, P.C.  
 5339 W. Belmont Avenue  
 Chicago, IL 60641

City of Chicago  
 Dept. of Finance  
 621785





Real Estate  
 Transfer  
 Stamp

\$325.50

5/29/2012 14:21  
 dr00764

Batch 4,659,549

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	<b>STATE OF ILLINOIS</b> MAY.29.12	<b>REAL ESTATE          TRANSFER TAX</b>
	# 000000963 # 000000000	0003100
	# 000000000	FP 103037

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX MAY.29.12	<b>REAL ESTATE          TRANSFER TAX</b>
	# 000000000 # 000000000	0001550
	# 000000000	FP 103042