

UNOFFICIAL COPY



Doc#: 1236631080 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/31/2012 03:26 PM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

472029

UNMARRIED,

THE GRANTOR(S), ROZA JOOS of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to JANUSZ ZACHARA and EDYTA ZACHARA, husband and wife, as tenants by the entirety, (GRANTEE'S ADDRESS) 2127 W. CHICAGO AVENUE CHICAGO, Illinois 60622 of the County of COOK, 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"

2012
SUBJECT TO: general taxes for the year ~~2011~~ and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

Permanent Real Estate Index Number(s): 13-18-⁴⁰⁹~~00~~-034-1012
Address(es) of Real Estate: 6530 W. IRVING PARK UNIT 302, CHICAGO, Illinois 60634

Dated this 13TH day of Dec, 2012

Roza Joos

ROZA JOOS

City of Chicago
Dept. of Finance
634929



Real Estate
Transfer
Stamp
\$1,260.00

12/31/2012 14:12
dr00764

Batch 5,732,499

3

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROZA JOOS personally known to me to be the same person(s) whose name(s) 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, this 13 day of Dec, 2012



[Signature] (Notary Public)

Prepared By: Beatriz Betancourt
Guillermo F. Martinez & Associates
Attorneys at law
2457 N. Milwaukee Avenue
Chicago, Illinois 60647

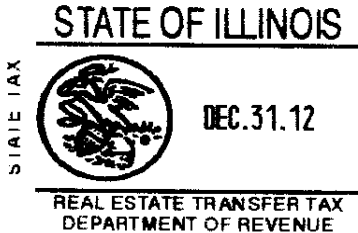
Mail To:

~~JANUSZ ZACHARA
2127 W. CHICAGO AVENUE
CHICAGO, ILLINOIS 60622~~

JOHN KUMOR - KUMORI HIPPLE, P.C.
7642 W. BELMONT
CHICAGO, IL 60634

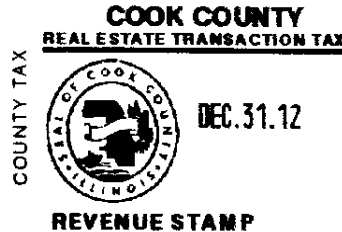
Name & Address of Taxpayer:

JANUSZ ZACHARA and EDYTA ZACHARA
2127 W. CHICAGO AVENUE
CHICAGO, Illinois 60622



REAL ESTATE TRANSFER TAX
0012000
FP 103037

0000012814



REAL ESTATE TRANSFER TAX
0006000
FP 103042

0000012675

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Commonwealth Land Title Insurance Company

Servicing Agent:

HTC
1901 N Roselle Road #360
Schaumburg, IL 60195

Policy Issuing Agent:

Guillermo F. Martinez & Assoc. PC
2457 N Milwaukee Avenue
Chicago, IL

File No. H72029

Exhibit A

PARCEL 1:

UNIT 302 IN MERRIMAC SQUARE CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 4 IN PONTIAC SUBDIVISION OF MERRIMAC SQUARE, A PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT 93337398 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG, AND UPON THE LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT 'A' OF DOCUMENT NUMBER 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 101076 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-19 AND STORAGE SPACE NO. S-12, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398

P.I.N. 13-18-409-034-1012

C/K/A 6530 W. IRVING PARK ROAD, UNIT 302 - CHICAGO, IL 60634-2456