

# UNOFFICIAL COPY



Doc#: 1405734020 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2014 09:51 AM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Joint Tenancy**

THE GRANTOR(S) Chicago Accounting & Tax Services, Ltd., and Illinois Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to BEATA KOZAK, TRUSTEE OF THE BEATA KOZAK REVOCABLE LIVING TRUST, DATED JULY 1, 2011, and ANDRZEJ KOZAK, TRUSTEE OF THE ANDRZEJ KOZAK REVOCABLE LIVING TRUST, DATED JULY 1, 2011, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Private, public and utility easements and roads and highways, building setback lines, covenants, conditions and restrictions of record, special taxes or assessments, installments not due at the date hereof of any special tax or assessment, and general taxes for the year 2013 and subsequent years.

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 not as tenants in common but as joint tenants.


Permanent Real Estate Index Number(s): 12-24-330-040-1001

Address(es) of Real Estate: 7640 West Belmont Avenue, Unit C, Chicago, Illinois 60634



Dated this 23rd day of December, 20 13.

CHICAGO ACCOUNTING & TAX SERVICES, LTD.

By: Andrzej Kozak (SEAL)  
Its President

REAL ESTATE TRANSFER	02/26/2014
 CHICAGO:	\$1,215.00
CTA:	\$486.00
<b>TOTAL:</b>	<b>\$1,701.00</b>

12-24-330-040-1001 | 20131201605797 | Z72NKV

REAL ESTATE TRANSFER	02/26/2014
  COOK	\$81.00
ILLINOIS:	\$162.00
<b>TOTAL:</b>	<b>\$243.00</b>

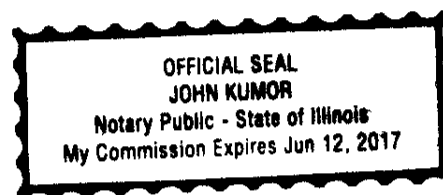
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**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrzej Kozak, President of Chicago Accounting & Tax Services, Ltd., 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 23 day of December, 2013

Commission expires 6/12, 2017, \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

**Prepared by:**

John Kumor  
 Kumor & Hipple, P.C.  
 7642 West Belmont Avenue  
 Chicago, Illinois 60634  
 (773) 625-2200

**Mail To:**

ANDRZEJ KOZAK  
 7642 West Belmont Avenue, Unit C  
 Chicago, IL 60634

**Name and Address of Taxpayer:**

ANDRZEJ KOZAK  
 7642 West Belmont Avenue, Unit C  
 Chicago, IL 60634

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## LEGAL DESCRIPTION

UNIT C IN THE 7640 W. BELMONT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 8 IN BLOCK 8 IN GAUNTLETT, FEUERBORN AND KLODE'S BELMONT HEIGHTS ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 24, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED MAY 3, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 05-12322131, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office