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Doc#: 1507215008 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2015 09:14 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO:

Dynia Valente
1820 W. Hubbard St 201
Chicago IL 60622

SEND SUBSEQUENT BILLS TO:

Vitaliy Sitym
4962 N. Milwaukee Ave 4C
Chicago IL 60630

THE GRANTOR(S) **Gregory Sleszynski, married to Natalia Sala** of 4962 North Milwaukee Avenue, Unit 4C, Chicago, County of Cook, 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 **Vitaliy Sitym**, a single man, of 4014 N. Odell Avenue, Norridge, County of Cook, State of Illinois 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: General taxes for 2014 and 2015 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$18,000 of the short sale price until 90 days from the date of the deed. These restrictions shall run with the land and are not personal to the Grantee.

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.

Permanent Real Estate Index Number(s):
Address of Real Estate:

13-09-318-043-1008
4962 North Milwaukee Avenue, Unit 4C, Chicago, Illinois 60630

Dated this 11th day of February, 20 15

Gregory Sleszynski
Gregory Sleszynski

Natalia Sala, signing for sole purpose of waiving homestead rights
Natalia Sala, signing for sole purpose of waiving homestead rights

S Y
P 3
S N
M N
SC Y
E Y
INT XW

REAL ESTATE TRANSFER TAX	11-Mar-2015
CHICAGO:	1,687.50
CTA:	675.00
TOTAL:	2,362.50



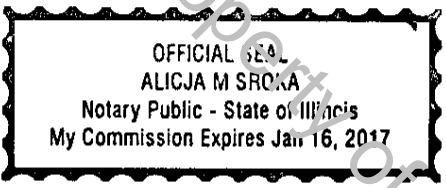
13-09-318-043-1008 | 20150201662667 | 1-450-746-240

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STATE OF ILLINOIS, COUNTY OF Wood ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Gregory Sleszynski and Natalia Sala, husband and wife**, are 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 11th day of February, 20 15.



[Signature] (Notary Public)

Prepared by:

Alicja M. Sroka
Alicja M. Sroka & Associates, P.C
Attorney at Law
114 Higgins Rd
Park Ridge, Illinois 60068

REAL ESTATE TRANSFER TAX		12-Mar-2015
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50

13-09-318-043-1008 | 20150201662667 | 0-484-004-224

Property of Cook County Clerk's Office

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EXHIBIT A

Commitment Number: F-152-AMS

PARCEL 1:

UNIT 4C IN THE 4962 N. MILWAUKEE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN BLOCK 45 IN THE VILLAGE OF JEFFERSON, A SUBDIVISION OF PART OF SECTIONS 8 AND 9 AND 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 29, 1855, IN BOOK 85 OF PLATS, PAGE 101, AND RE-RECORDED SEPTEMBER 27, 1873, AS DOCUMENT NUMBER 128220, IN BOOK 6 OF PLATS, PAGE 27, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0535510057, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0535510057. SITUATED IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PROPERTY ONLY:

13-09-318-043-1008

4962 N. MILWAUKEE AVE, UNIT 4C, CHICAGO, IL 60630

National Title Center, Inc.
7443 W Irving Park Rd #1E
Chicago, IL 60634

A Policy Issuing Agent for
FIRST AMERICAN TITLE INSURANCE COMPANY