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WARRANTY DEED

ILLINOIS STATUTORY
Individual to Individual

Doc#: 1511315029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2015 09:32 AM Pg: 1 of 3

GRANTOR(S): **JAN RUSEK, a married man***, of the City of Chicago, County of Cook, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **MAREK TRZOS, an unmarried man**, of the City of Chicago, County of Cook, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 13-30-228-021-1026
Address: 6559 W. GEORGE STREET, UNIT 308, CHICAGO, IL 60634



- SUBJECT TO:
- (1) Covenants, conditions and restrictions of record.
 - (2) Public and utility easements.
 - (3) Acts done by or suffered through Buyer.
 - (4) All special governmental taxes or assessments confirmed and unconfirmed.
 - (5) 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 real estate forever.

CCRD REVIEWER RA

DATED this 8th day of April, 2015.

JAN RUSEK
JAN RUSEK

REAL ESTATE TRANSFER TAX		22-Apr-2015
	COUNTY:	79.00
	ILLINOIS:	158.00
TOTAL:		237.00
13-30-228-021-1026 20150401676477 2-068-039-040		

S yes
P 3
S N
M N
SC yes
E yes
INT yes

*** THIS IS NOT HOMESTEAD PROPERTY TO THE SPOUSE OF THE GRANTOR ***

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **JAN RUSEK, a married man**, personally known to me to be the same person(s) whose name(s) is(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
as Notary Public this 8th day of April, 2015.



Urszula Topolewicz

NOTARY PUBLIC

Name and Address of Preparer:
Law Offices of
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

REAL ESTATE TRANSFER TAX		22-Apr-2015
CHICAGO:		1,185.00
CTA:		474.00
TOTAL:		1,659.00



13-30-221-021-1026 | 20150401676477 | 0-674-243-968

MAIL TO:

Tom Murphy
10540 S. Western #500
Chicago IL 60643

SEND SUBSEQUENT TAX BILLS TO:

Marek PRZUS
6559 W. George # 308
Chicago, IL 60634

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EXHIBIT A

Commitment Number: F-155-APA

PARCEL A:

UNIT 308 IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 330.00 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE WEST 26.70 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 396.0 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED COMBINED PARCELS:

PARCEL "1":

LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "2":

THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF AND ADJOINING LOTS 118, 131, 132, AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-138 AND STORAGE SPACE S-138, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

13-30-228-021-1026
6559 W. GEORGE ST, UNIT 308, CHICAGO, IL 60634

National Title Center, Inc.
7443 W Irving Park Rd #1E
Chicago, IL 60634
A Policy Issuing Agent for
FIRST AMERICAN TITLE INSURANCE COMPANY