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GIT 4002569612

Doc#: 1619015000 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2016 08:05 AM Pg: 1 of 3

Upon recording return to:
Kent Novit
100 N. LaSalle St., Ste. 1700
Chicago, IL 60602

Dec ID 20160601620677
ST/CO Stamp 0-966-741-312 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-102-157-632 City Tax: \$4,725.00

Send subsequent tax bills
to:

Matthew Bialecki
994 S. Mitchell Ave.
Elmhurst, IL 60126

MICHAEL BREZINA II
2117 W. RICE ST
UNIT 4-E
CHICAGO, IL 60622

Above space for Recorder's use only

WARRANTY DEED

THE GRANTOR, MATTHEW G. BIALECKI and KATHLEEN M. BIALECKI, Husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to: MICHAEL BREZINA II and LISA WIRTH **, of _____, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** taking not as tenants in common but as joint tenants

See attached Legal Description

Subject to: Real estate taxes for 2015 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed and unconfirmed special governmental taxes or assessments;



Permanent Real Estate Index Number: 17-06-330-045-1007

Address of Real Estate: 2117 W. Rice Street, Unit 4E, Chicago, IL 60622


DATED this 15th day of June, 2016

By: Matthew G. Bialecki
Matthew G. Bialecki

Kathleen M. Bialecki
Kathleen M. Bialecki

REAL ESTATE TRANSFER TAX		06-Jul-2016
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00

17-06-330-045-1007 | 20160601620677 | 0-966-741-312

REAL ESTATE TRANSFER TAX		06-Jul-2016
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *

17-06-330-045-1007 | 20160601620677 | 0-102-157-632
* Total does not include any applicable penalty or interest due.

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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, DO HEREBY CERTIFY that **MATTHEW G. BIALECKI and KATHLEEN BIALECKI**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth:

Given under my hand and official seal this 16th day of June, 2016.

My commission expires Oct. 30, 2018.

Lisa M. Bant
Notary Public



This document prepared by:
James R. Pittacora
Pittacora Law Group, LLC
223 W. Jackson Blvd., Ste. 620
Chicago, IL 60606

Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 4E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2117 WEST RICE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DEOCUMENT NO. 00507741, AS AMENDED, IN THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office