

1 of 2 1619922

UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY



Doc# 1703855166 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2017 02:19 PM PG: 1 OF 2

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

THE GRANTORS, **Jozef Kopec and Ryszarda Kopec**, Husband and Wife, of 417 S. Jefferson Street, Apt. 302B, Chicago, IL 60607, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Daniel G. Bentz**, a single man, of 2220 W. Madison, Unit A, Chicago, IL 60612, as sole owner, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL:

**PARCEL 1: UNIT 302-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GOTHAM LOFTS CHICAGO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99430671, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.**

SUBJECT TO: covenants, conditions and restrictions of record building lines and easements, private, public and utility easements and roads and highways, and general future real estate taxes not due and payable at 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 premises.

Permanent Real Estate Index Number: 17-16-127-011-1151  
Address of Real Estate: 417 S. Jefferson Street, Apt. 302B, Chicago, IL 60607

Dated this 30<sup>th</sup> day of January, 2017

Jozef Kopec  
Jozef Kopec

Ryszarda Kopec  
Ryszarda Kopec

REAL ESTATE TRANSFER TAX		02-Feb-2017
CHICAGO:	1,725.00	
CTA:	690.00	
TOTAL:	2,415.00 *	
17-16-127-011-1151   20170101607347   1-287-550-144		

\* Total does not include any applicable penalty or interest due.

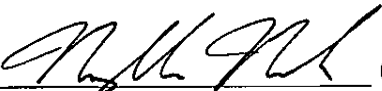
REAL ESTATE TRANSFER TAX		02-Feb-2017
COUNTY:	115.00	
ILLINOIS:	230.00	
TOTAL:	345.00	
17-16-127-011-1151   20170101607347   1-344-142-528		

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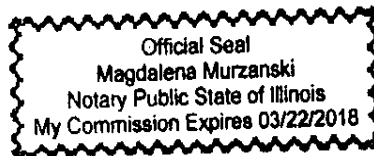
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT **Jozef Kopec and Ryszarda Kopec** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the same instrument as his 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 30<sup>th</sup> day of January, 2017.

 (Notary Public)

Prepared by: Debicki Law Group, LTD.  
832 E. Park Road, Suite 15  
Mount Prospect, IL 60056



After Recording Mail to:

Daniel Bentz  
2220 W. Madison # A  
Chicago, IL 60612

Name and Address of Taxpayer:

Daniel Bentz  
2220 W. Madison # A  
Chicago, IL 60612

PROPERTY OF COOK COUNTY CLERK'S OFFICE