

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)



Doc# 1709013058 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/31/2017 12:54 PM PG: 1 OF 3

MAIL TO:

Kasia Dominikowski  
8710 W. Bryn Mawr Ave #1300  
Chicago IL 60631

TAX BILL TO:

MAREK BABIARZ  
6125 N. Nelson  
Chicago IL 60634

THE GRANTOR KRZYSZTOF SOBOLEWSKI AND BENITA M. SOBOLEWSKI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, of 8633 W Foster Avenue, Unit 3B, Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to **Marek Babiarz and Aneta Babiarz**, husband and wife, of Chicago, State of Illinois, ~~not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety~~, the following described Real Estate situated in the County of Cook, State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2<sup>nd</sup> installment 2016 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.

PERMANENT INDEX NUMBER: 12-11-310-100-1006

PROPERTY ADDRESS: 8633 W FOSTER AVE 3B, CHICAGO, IL 60630

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED THIS 23 DAY OF MARCH, 2017

Krzysztof Sobolewski  
Krzysztof Sobolewski

Benita Sobolewski  
Benita Sobolewski

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After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

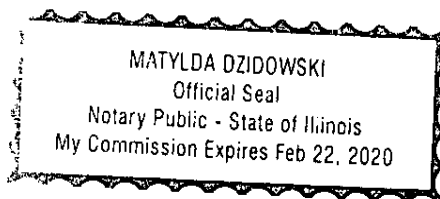
AT17065 1 of 1 MP

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Krzysztof Sobolewski and Benita Sobolewski** are personally known to me to be the same person(s) whose name(s) is 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 March, 2017.  
 Commission expires Feb 22 2020.

  
 NOTARY PUBLIC





*Prepared by:*

*Alicja M. Sroka  
 Alicja M. Sroka & Associates, P.C  
 Attorney at Law  
 7742 W. Higgins, Unit C102  
 Chicago, Illinois 60631*

REAL ESTATE TRANSFER TAX	29-Mar-2017
	CHICAGO: 937.50
	CTA: 375.00
	TOTAL: 1,312.50 *

12-11-310-100-1006 | 20170301621516 | 0-895-859-392

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

REAL ESTATE TRANSFER TAX	31-Mar-2017
 	COUNTY: 62.50
	ILLINOIS: 125.00
	TOTAL: 187.50

12-11-310-100-1006 | 20170301621516 | 0-453-412-544

## LEGAL DESCRIPTION

## EXHIBIT A

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**PARCEL 1:**

UNIT 3B IN THE 8633 W. FOSTER AVENUE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 27, 2003 AS DOCUMENT 0030283288, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION REGISTERED AS DOCUMENT LR2869282 AND AS SUPPLEMENTED BY INSTRUMENT REGISTERED AS DOCUMENT LR2916626, ALL IN COOK COUNTY, ILLINOIS.

**Address of Property:**

8633 W FOSTER AVE 3B  
CHICAGO, IL 60656

**Parcel ID Number:** 12-11-310-100-1006

Property of Cook County Clerk's Office