

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

AFTER RECORDING, MAIL TO:

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

1719454 102



1718049125D

Doc# 1718049125 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/29/2017 10:39 AM PG: 1 OF 2

THE GRANTOR, **MARCIN FIGUERA a/k/a MARCIN FIGUERA**, married to RENATA FIGUERA, of 6320 W. Higgins Rd., Unit 304, Chicago, IL 60630, CONVEYS and WARRANTS to **EDWARD BROOKS and MIRELA TALVAH BROOKS**, husband and wife, of 5982 W. Higgins Ave., Chicago, IL 60630, not as joint tenants but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

PARCEL 1: UNIT NUMBER 304 IN HIGGINS POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 129, 130, 131 AND 132 IN ANGELINE DYNIEWICZ PARK BOULEVARD ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94-982185, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE 304, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94-982185.

PIN: 13-08-125-046-1009

Address of Real Estate: 6320 W. Higgins Rd., Unit 304, Chicago, IL 60630

SUBJECT TO:

General taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Dated this 23rd day of June, 2017.

REAL ESTATE TRANSFER TAX		27-Jun-2017
CHICAGO:		1,575.00
CTA:		630.00
TOTAL:		2,205.00 *

13-08-125-046-1009 | 20170601678251 | 0-162-361-024

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

REAL ESTATE TRANSFER TAX



27-Jun-2017
COUNTY: 105.00
ILLINOIS: 210.00
TOTAL: 315.00

13-08-125-046-1009

20170601678251 | 1-236-102-848

2

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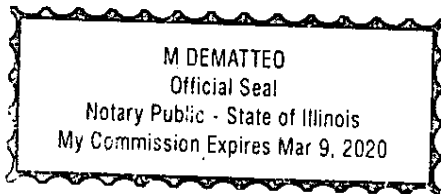
By: *Marcin Figura*
Marcin P. Figura a/k/a Marcin Figuera

By: *Renata Figura*
Renata Figura signing to waive homestead rights

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 Marcin P. Figura a/k/a Marcin Figuera and Renata Figura are 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 the said instrument as a 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 23rd day of June, 2017.



[Signature]
Notary Public

Prepared by: Law Office of Katarzyna Sak, 7720 W. Touhy Ave., Suite D, Chicago, IL 60631

Mail Recorded Deed to:

Michael Conrad
Attorney At Law
1561 Oakton St.
Des Plaines, IL 60016

Mail Tax Bills to:

Edward Brooks and Mirela Talvan Brooks
6320 W. Higgins Rd., Unit 304
Chicago, IL 60630