

AFTER RECORDING, MAIL TO:


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

1729423  
10ft

UNOFFICIAL COPY

WARRANTY DEED

This agreement, made this 3rd day of NOVEMBER, 2017, between **SZCZEPAN STEFANCZUK and GRAZYNA STEFANCZUK**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, party of the first part, AND **NIKKI SHEWMAKER**, 3955 N Lamon Apt 303, of Chicago IL 60641, party of the second part,



\*1731749016D\*

Doc# 1731749016 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2017 09:15 AM PG: 1 OF 3

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:


SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

COMMONLY KNOWN AS: 6559 W. George St., Unit 502, Chicago, IL 60634



PIN: 13-30-228-021-1056

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

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

REAL ESTATE TRANSFER TAX		08-Nov-2017
	CHICAGO:	1,320.00
	CTA:	528.00
	TOTAL:	1,848.00 *
13-30-228-021-1056   20171001646440   0-108-031-936		

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

REAL ESTATE TRANSFER TAX		08-Nov-2017
	COUNTY:	88.00
	ILLINOIS:	176.00
	TOTAL:	264.00
13-30-228-021-1056   20171001646440   0-298-197-024		

Szczepan Stefanczuk  
SZCZEPAN STEFANCZUK

Grazyna Stefanczuk  
GRAZYNA STEFANCZUK

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SZCZEPAN STEFANCZUK and GRAZYNA STEFANCZUK**, 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 as such, 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 3<sup>rd</sup> day of November, 2017.

Commission expires 7/12, 2021.

Wojciech Malyszko  
NOTARY PUBLIC



This instrument prepared by: Daniel Stefanczuk, Whitacre & Stefanczuk LTD., 6841 W. Belmont Ave., Chicago, IL 60634

MAIL TO:

Brian Berlin  
30 N LaSalle street #1520  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Nikki Shewmaker  
6559 W George unit 502  
Chicago IL 60634

Recorder's Office Box No. \_\_\_\_\_

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## EXHIBIT 'A'

### PARCEL A:

UNIT 502, IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

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 13, 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 AND AS AMENDED BY DOCUMENT 0620534081 AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-162 AND STORAGE SPACE S-182, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105 AND AS AMENDED BY DOCUMENT 0620534081.