

# UNOFFICIAL COPY

**PREPARED BY:**

Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, Illinois 60629

**MAIL TAX BILL TO:**

Michael Chowaniec  
8425 South Park Avenue  
Burr Ridge, IL 60527

**MAIL RECORDED DEED TO:**

Michael Chowaniec  
8425 South Park Avenue  
Burr Ridge, IL 60527

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607



\*1808729094\*

Doc# 1808729094 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2018 03:16 PM PG: 1 OF 4

726403

## WARRANTY DEED

THE GRANTOR(S), Natalie A. Joritz, a single woman and not a party to a civil union, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Michael Chowaniec, whose address is \_\_\_\_\_, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

UNIT N-1 IN THREE OAKS APARTMENTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 TO 18 INCLUSIVE IN BLOCK 30 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTH WEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25417151, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 6401 S. Oak Park Avenue, Unit N1, Chicago, IL 60638  
PIN(s): 19-19-208-050-1001

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed.

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

**TO HAVE AND TO HOLD** said premises forever.

Dated this 2<sup>nd</sup> Day of March 20 18

Natalie A. Joritz

STATE OF Illinois ) SS.  
COUNTY OF Cook )

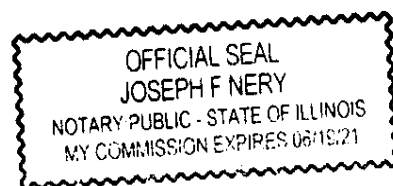
S  
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INT

**UNOFFICIAL COPY**Warranty Deed - *Continued*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Natalie A. Joritz, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 2<sup>nd</sup> Day of March 20 18

Joseph F. Nery  
Notary Public  
My commission expires:                     



COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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## REAL ESTATE TRANSFER TAX

08-Mar-2018



|                  |       |
|------------------|-------|
| <b>COUNTY:</b>   | 27.00 |
| <b>ILLINOIS:</b> | 54.00 |
| <b>TOTAL:</b>    | 81.00 |

19-19-208-050-1001

| 20180301611026 | 1-239-954-976

**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

08-Mar-2018

**CHICAGO:**

405.00

**CTA:**

162.00

**TOTAL:**

567.00 \*

19-19-208-050-1001 | 20180301611026 | 0-968-718-368

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