

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1814229257 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2018 11:29 AM Pg: 1 of 3

Dec ID 20180501667576
ST/CO Stamp 0-681-831-712 ST Tax \$245.00 CO Tax \$122.50

MAIL TO:

Daniel R. Ansani
Ansani & Ansani, P.C.
1411 Peterson Ave Ste 202
Park Ridge, IL 60068-5028

NAME & ADDRESS OF TAXPAYER

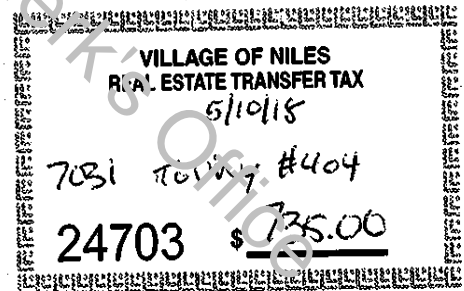
Hector Trejo
Maria Trejo
7031 W. Touhy Ave
Unit 404C
Niles, IL 60714

THE GRANTORS, THADDEUS A. KOWALSKI, a widower, of 7031 W. Niles Ter, Unit 404C, Niles, IL 60714, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to **HECTOR TREJO AND MARIA TREJO FAMILY TRUST** dated **February 4, 2015**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED PROPERTY DESCRIPTION.

Permanent Real Estate Index Number: **10-31-100-010-1024**

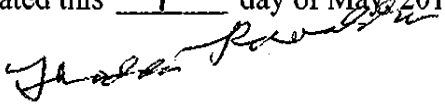
Property Address: **7031 W. Touhy Ter, Unit 404, Niles, IL 60714**



Subject only to the following, if any: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of Real Estate; and general real estate taxes not due and payable at the time of closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 9 day of May, 2018.

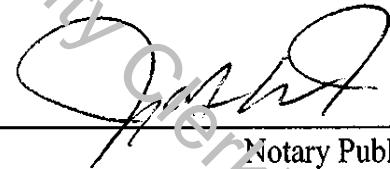


THADDEUS A. KOWALSKI (Seal)

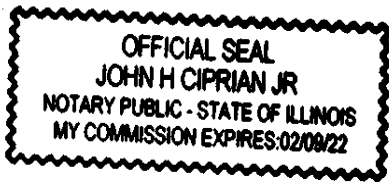
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **THADDEUS A. KOWALSKI a widower**, 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 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 notarial seal, this 9 day of May, 2018.



Notary Public



This instrument was prepared by :
John H. Ciprian Jr.
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 18GNW087010PK

For APN/Parcel ID(s): 10-31-100-010-1024

PARCEL 1:

UNIT 404C IN THE 7031 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY 541.43 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 102.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 233.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS W, 102.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 233.83 FEET TO THE POINT OF BEGINNING WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185485 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACES P36 AND INDOOR STORAGE SPACES S36 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97185485.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484