

UNOFFICIAL COPY

A18-2509ET
WARRANTY DEED
Individual to Individual

Doc#: 1826457141 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/21/2018 01:17 PM Pg: 1 of 3

Dec ID 20180901685280
ST/CO Stamp 1-883-220-128 ST Tax \$206.00 CO Tax \$103.00
City Stamp 0-115-503-264 City Tax: \$2,163.00

THE GRANTOR,
Marek Kurowski, a married man of Chicago,
County of Cook, State of Illinois for and in
consideration of TEN AND 00/100 DOLLARS
(\$10.00), and other good and valuable
considerations in hand paid, CONVEYS AND
WARRANTS to

Babette A. Duff-Malden,
a single woman

the following described real estate situated in the
County of Cook, in the State of Illinois, to wit:

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION:

See attached Exhibit A


Permanent Index Number(s): 13-18-409-034-1043

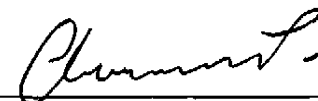
Property Address: 6530 W. Irving Park Road, Unit 603, Chicago, IL 60634

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 20 day of September, 2018.


MAREK KUROWSKI

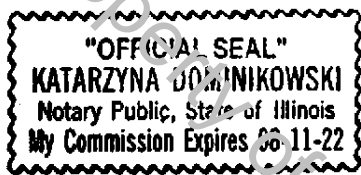

PAULINA CHODUKIEWICZ – signing for the sole
purpose of releasing homestead rights

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MAREK KUROWSKI and PAULINA CHODUKIEWICZ 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 in 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 20 day of September, 2018.



[Signature]

Notary Public


THIS INSTRUMENT PREPARED BY
Katarzyna Dominikowski, P.C.
8770 W. Bryn Mawr Avenue, Suite 1300
Chicago, IL 60631

MAIL TO:

STEVENS + STEVENS
4800 N. MILWAUKEE AVE STE 265A
CHICAGO, IL 60630



SEND SUBSEQUENT TAX BILLS TO:

Babette A. Duff-Malden
6530 W. Irving Park Road, Unit 603
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		21-Sep-2018
	CHICAGO:	1,545.00
	CTA:	618.00
	TOTAL:	2,163.00 *

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

REAL ESTATE TRANSFER TAX		21-Sep-2018
	COUNTY:	103.00
	ILLINOIS:	206.00
	TOTAL:	309.00

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EXHIBIT "A"

Legal Description

PARCEL 1:

UNIT 603 IN MERRIMAC SQUARE CONDOMINIUM NUMBER 3 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1992 AS DOCUMENT 92042350; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 1993 AS DOCUMENT 93337398, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH AND DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1991 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE, 1992 AND KNOWN AS TRUST NUMBER 10346, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-44 AND STORAGE SPACE NUMBER S-43, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93337398, IN COOK COUNTY, ILLINOIS.

Property Address:

6530 W. Irving Park Rd., #603
Chicago, IL 60634

Pin: 13-18-409-034-1043