

# UNOFFICIAL COPY

## WARRANTY DEED Individual to Individual

Doc#: 1911413073 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/24/2019 10:17 AM Pg: 1 of 2

Dec ID 20190401654422  
ST/CO Stamp 2-141-272-992  
City Stamp 0-778-202-016

GRANTOR, VIRGINIA KOTARBA, of Chicago, Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, Frank Lukes, a single person, of Chicago, Illinois, the following described real estate in the County of Cook in the State of Illinois:

Above Space for use by Recorder's Office Only

ADDRESS: 1635 W. BELMONT AVE., UNIT 409, CHICAGO, IL 60657-3047  
PIN: 14-30-204-067-1050

### SEE ATTACHED FOR LEGAL DESCRIPTION

Together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: (a) General real estate taxes not yet due and payable; (b) Building, building line and use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and Ordinances; (d) Easements for public utilities, so long as they do not interfere with the current use and enjoyment of the property.

Dated this 21<sup>st</sup> day of March, 2019.

*Virginia Kotarba*

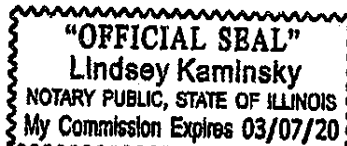
VIRGINIA KOTARBA

STATE OF ILLINOIS  
DUPAGE COUNTY ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that VIRGINIA KOTARBA, 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 she signed, sealed and delivered the said instrument as her 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 notary seal, this 21 day of March, 2019.

*Lindsey Kaminsky*  
Notary Public.



Document was Prepared by: Richard L. Inskeep, Attorney, 100 South York, Suite 200, Elmhurst, IL 60126

Mail to: Mr. Scott Yu, Esq.  
70 W. Madison Street  
Suite 2101  
Chicago, IL 60602

Send Tax Bills to: Frank Lukes  
1635 W. Belmont Ave.  
Unit 409  
Chicago, IL 60657-3047

See Counter Signature  
Page

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## LEGAL DESCRIPTION

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**PARCEL 1:**

UNIT 409 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CINEMA LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97260793, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-120, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINE IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NOS. 97260791 AND 97260792 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office