

1 of 2

19-61743

# UNOFFICIAL COPY

**Warranty Deed  
Statutory (ILLINOIS)  
General**

Doc#. 1933357007 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/29/2019 09:19 AM Pg: 1 of 3

Dec ID 20191101652267  
ST/CO Stamp 0-768-338-272 ST Tax \$399.00 CO Tax \$199.50  
City Stamp 1-464-654-176 City Tax: \$4,189.50

**NORTH AMERICAN  
TITLE COMPANY**

Above Space for Recorder's Use Only

**THE GRANTOR, AARON V. FAZULAK, UNMARRIED**, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY** and **WARRANT** to **RAJ DALAL**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *Ya single man*

**SEE ATTACHED**

Permanent Index Number (PIN): 16-01-303-042-1001

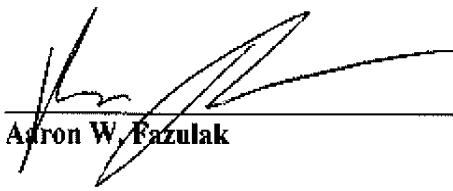
Address(es) of Real Estate: **1136 N. Mozart St., Unit #1, Chicago, IL 60622**

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

**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing; 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 the Real Estate.

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Dated this 18th day of November 2019.

  
\_\_\_\_\_  
Aaron W. Fazulak

PLEASE  
PRINT OR  
TYPE NAME  
BELOW  
SIGNATURE(S)

State of Illinois, County of Cook ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY Aaron W. Fazulak, is 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 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 18th day of November 2019.

Commission expires 4/30/20

  
NOTARY PUBLIC



This instrument was prepared by:  
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

**MAIL TO:**

The Gunderson Law Firm, LLC  
2155 W. Roscoe St. #1-South  
Chicago, IL 60618

**SEND SUBSEQUENT TAX BILLS TO:**

Raj Dalal  
1136 W. Mozart St. #1  
Chicago, IL 60622

*Grantees Address*

OR

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

Recorder's Office

# UNOFFICIAL COPY

**PARCEL 1:**

**UNIT 1 IN THE 1136 N. MOZART CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 42 IN THE SUBDIVISION OF BLOCK 2 IN HUTCHINSON AND COLT'S SUBDIVISION OF BLOCKS 2, 6, 12 AND 16 IN CARTER'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 IN CLIFFORD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0430219035, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0430219035.**

Property of Cook County Clerk's Office