

WARRANTY DEED  
(individual to individual)



Doc# 1933913015 Fee \$88.00

THE GRANTORS,  
Magdalena Klimczak n/k/a  
Magdalena J. Nowakowski, married  
to Ethan Nowakowski of 1 E 8th  
Street, Unit 605, Chicago, IL 60605

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/05/2019 10:22 AM PG: 1 OF 3

AP-1910396 1 OF 2

WITNESS, That the grantor(s), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged, does CONVEY and WARRANT unto the Grantee(s), Dorota Rozycka Zabek, a married, of the city of Riverside State of Illinois individually the following property:  
woman

See Attached Legal Description

REAL ESTATE TRANSFER TAX		05-Dec-2019	
	COUNTY:	ILLINOIS:	155.00
	ILLINOIS:	TOTAL:	310.00
			465.00
17-15-304-060-1038		20191201658230   1-753-285-984	

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Common Address: 1 E 8th Street, Unit 605, Chicago, IL 60605  
Parcel Number: 17-15-304-060-1038 and 17-15-304-060-1102

Dated this 31 day of October, 2019

Magdalena Klimczak n/k/a Magdalena J. Nowakowski

Ethan Nowakowski, solely to waive  
homestead rights

After recording return to  
Joanna Klimek  
6444 N. Milwaukee  
Chicago, IL 60631

Future Tax Bills to:  
Dorota Rozycka Zabek,  
1 E 8th Street, Unit 605, Chicago, IL 60605

REAL ESTATE TRANSFER TAX		03-Dec-2019	
	CHICAGO:	CTA:	2,325.00
	CTA:	TOTAL:	930.00
			3,255.00 *

17-15-304-060-1038 | 20191201658230 | 1-516-681-568

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

S Y  
P 3  
S 1  
M X  
SC 1  
E X  
INT 1

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  )  
COUNTY OF Kane        )        SS

I, the undersigned, a Notary Public, in and for said County and in the State aforesaid, DO  
HEREBY CERTIFY THAT Magdalena Klimczak n/k/a Magdalena J. Nowakowski and Ethan  
Nowakowski <sup>\*</sup> who are/is personally known to me to the same person(s) whose name(s) are/is  
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged  
that he/she signed and delivered the same instrument as his/her own free and voluntary act and as  
the free and voluntary act for the uses and purposes set forth.

*+ her husband*

GIVEN under my hand and notarial seal this 31 day of Oct, 2019

*Sally McClellan*  
SALLY L. McCLELLAN  
OFFICIAL SEAL Notary Public  
Notary Public - State of Illinois  
My Commission Expires Mar 11, 2023

Prepared by: Attorney Sally McClellan, Ltd., 305 S. Naperville Road, Wheaton, Illinois 60187

County Clerk's Office

# UNOFFICIAL COPY

## Legal Description 17-15-304-060-1038

### PARCEL 1:

UNIT 605 AND PARKING UNIT P8 IN THE ONE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0824931090 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE RIGHT TO THE USE OF STORAGE UNIT 6A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT NO. 0624118065, AMENDED BY DOCUMENT NO. 0701222056, INSPECTION EASEMENT RECORDED AS DOCUMENT NO. 0711649067, DECLARATION OF CONSTRUCTION AND ACCESS EASEMENTS, COVENANTS AND CONDITIONS RECORDED AS DOCUMENT NO. 0724149034, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0824931089, IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED SEPTEMBER 5, 2008 AS DOCUMENT NO. 0824931089, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.