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Doc# 2000306048 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2020 10:02 AM PG: 1 OF 2

WARRANTY DEED

Joint Tenant

File No: 19108442

THIS INDENTURE WITNESSETH, that the Grantor, Karol J. Rozanek, a married man, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Jacob Ganellen and David Ganellen, 6724 N. Ramone Ave. Lincolnwood, IL 60712, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

PARCEL 1: UNIT 2 "B" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 6 IN BLOCK 9 IN IRVING PARK BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY CITIZENS BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 24, 1978 AND KNOWN AS TRUST NUMBER 66-3500 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24560927, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE USE AND BENEFIT OF UNIT NO. 2B IN AND TO AN EXCLUSIVE PARKING EASEMENT FOR PARKING SPACE NO. 2B AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CITIZEN'S NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 66-3500 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-15-411-031-1005

Address of Real Estate: 4248 N Keystone Unit 2B, Chicago, IL 60641

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 18th Day of December, 2019

Karol Rozanek
Karol J. Rozanek

Rosanna Madueno
Rosanna Madueno

S Y
P 2
S —
M X
SC —
E X
INT AB

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

19108442 1/2

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STATE OF ILLINOIS)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Karol J. Rozanek and Rosanna Madueno, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

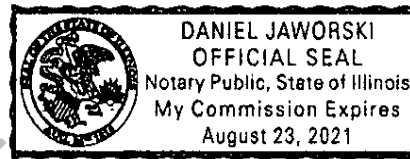
Given under my hand and Notarial Seal this 18TH day of December, 2019.



 Notary Public


This Instrument was prepared by:

Law Offices of Christopher K Stos
 910 W Van Buren St, Ste 503
 Chicago IL 60607





Future Tax Bills to:
 Jacob Ganellen and David Ganellen
 4248 N. Keystone, Unit 2B
 Chicago, IL 60641

After recording return document to:
 Jacob Ganellen and David Ganellen
 4248 N. Keystone, Unit 2B
 Chicago, IL 60641

REAL ESTATE TRANSFER TAX	26-Dec-2019
	CHICAGO: 1,162.50
	CTA: 465.00
	TOTAL: 1,627.50

13-15-411-031-1005 | 20191201674021 | 1-413-608-800
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	26-Dec-2019
 	COUNTY: 77.50
	ILLINOIS: 155.00
	TOTAL: 232.50

13-15-411-031-1005 | 20191201674021 | 0-205-649-248