

# UNOFFICIAL COPY

## WARRANTY DEED

The Grantor, KEVIN KOWALSKI AND CARLY KOWALSKI, HUSBAND AND WIFE, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to:

Doc#: 2007255050 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/12/2020 12:12 PM Pg: 1 of 2

Dec ID 20200301633487  
ST/CO Stamp 1-849-302-880 ST Tax \$399.00 CO Tax \$199.50  
City Stamp 1-581-285-216 City Tax: \$4,189.50

*both unmarried*  
SAAJAN PATEL and MARY ROSE STYZEK, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1 IN 1637 BEACH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 19 IN BLOCK 9 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 2003 AS DOCUMENT 0311918003, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address: 1637 W BEACH AVE UNIT 1 CHICAGO, IL 60622

Parcel ID Number: 17-06-221-046-1001

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.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

File nr: *AT 200131 1/2*  
**After recording mail to:**  
**Altima Title, LLC.**  
**6444 N. Milwaukee Ave.**  
**Chicago, IL 60631**  
**Ph. 312-651-6070**

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DATED this 4 day of March, 2020

Kevin Kowalski  
KEVIN KOWALSKI

Carly Kowalski  
CARLY KOWALSKI

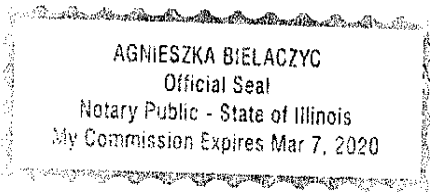
State of IL

County of Cook

The undersigned, a notary public in and for the above county and state, certifies that KEVIN KOWALSKI AND CARLY KOWALSKI, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 4<sup>th</sup> day of March, 2020

[Signature]  
NOTARY PUBLIC



COOK COUNTY CLERK'S OFFICE

**DEED PREPARED BY:**  
Alfred S. Dynia  
710 W. Higgins Rd., Suite 103  
Park Ridge, IL 60068

**MAIL DEED TO:**  
Saajan Patel & Mary Styzek  
1637 Beach Ave Unit 1  
Chicago, IL 60622

**SEND TAX BILL TO:**  
Same