

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2007208089 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/12/2020 09:03 AM Pg: 1 of 3

Dec ID 20200301629049  
ST/CO Stamp 0-165-252-960 ST Tax \$602.50 CO Tax \$301.25  
City Stamp 1-145-958-240 City Tax: \$6,326.25

THE GRANTOR, Michal Wedzina, married to Edyta Madetko of 2924 N. Paulina Street, Chicago, IL 60657, County of Cook, State of ILLINOIS for and in consideration of TEN (\$10.00) DOLLARS, in hand paid, CONVEYS and WARRANTS to Manuel R. Sanchez, Jr. and Sunita Negi, husband and wife as Tenants by the Entirety whose current address is:

4921 N. Kenmore, #2  
Chicago, IL 60640

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description Attached

Subject to: 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; and general real estate taxes not due and payable at the time of closing.

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

To Have and to Hold as Tenants by the Entirety, forever

Permanent Real Estate Index Number: 14-30-223-127-0000

Address of Real Estate: 2924 N. Paulina Street, Chicago, IL 60657, Chicago, IL 60608

DATED this 4th day of March, 2020.

**Chicago Title**  
**20sa2284582lp**  
**3 of 5**

Michal Wedzina  
By: Kenneth D. Bellah, his  
Michal Wedzina attorney in fact  
Kenneth D. Bellah

Edyta Madetko  
By: Kenneth D. Bellah, her (SEAL)  
Edyta Madetko, attorney in fact  
to waive homestead rights  
Kenneth D. Bellah

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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 that Kenneth D. Bellah, attorney in fact for Michel Wedzina and Edyta Madetko, husband and wife, by virtue of Powers of Attorney executed by each, is 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 he signed, sealed and delivered the said instrument as the free and voluntary act of said Michal Wedzina and Edyta Wedzina, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 4th day of March 2020\_.

Commission expires 6/14/2020



Notary Public



This instrument was prepared by Kenneth D. Bellah  
525 W. Monroe Street Suite 2360 Chicago, IL 60661

After Recording please **MAIL TO:** Thakrar & Associates PC  
1001 Green Bay Rd Ste 234, Winnetka, IL 60093

Send subsequent Tax Bills to: Manuel Sanchez & Sunita Negi  
2924 N. Paulina St., Chicago, IL 60657

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 20SA2284582LP

**For APN/Parcel ID(s): 14-30-223-127-0000**

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PARCEL 1: THE SOUTH 18.83 FEET OF THE NORTH 123.12 FEET (AS MEASURED ON THE WEST LINE THEREOF) OF LOT 13 IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 00970524 IN COOK COUNTY, ILLINOIS.

Approved by Cook County Clerk's Office