

# UNOFFICIAL COPY

Doc#: 2007746124 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/17/2020 11:44 AM Pg: 1 of 3

Dec ID 20200301629809  
ST/CO Stamp 0-238-362-464 ST Tax \$435.00 CO Tax \$217.50  
City Stamp 0-151-293-792 City Tax: \$4,567.50

PT20-55824 (1/2)

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Mark R. Pradzinski and David K. Haisch  
2805 North Wolcott Avenue, Unit D  
Chicago, IL 60657

(The Above Space for Recorder's Use Only)

THE GRANTORS Mark R. Pradzinski and David K. Haisch, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Emily M. Praven and Michael V. Scafide, Husband & wife \*, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*\* NOT AS TENANTS IN COMMON NOR AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

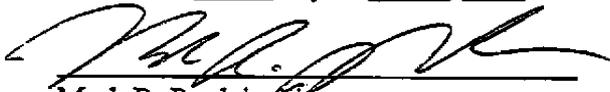
Permanent Index Number(s): 14-30-222-173-1091

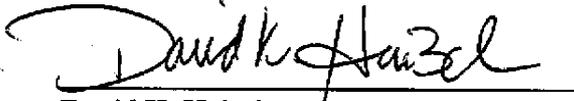
Property Address: 2805 North Wolcott Avenue, Unit D, Chicago, IL 60657

**SUBJECT TO:** Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; 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.

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Dated this 15 day of Feb, 2020.

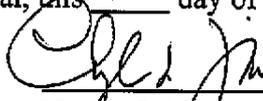
  
Mark R. Pradzinski

  
David K. Haisch

STATE OF ILLINOIS       )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark R. Pradzinski and David K. Haisch 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 in the 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 notarial seal, this 11<sup>th</sup> day of February 2020.

  
Notary Public



THIS INSTRUMENT PREPARED BY  
Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

MAIL TO:

Scott Rogoff  
2720 S. River Rd. Ste. 140  
Oak Park, IL 60018

SEND SUBSEQUENT TAX BILLS TO:

~~Michael Sea Kide~~  
~~Emily M. Praven~~  
2805 North Wolcott Avenue  
Unit D  
Chicago, IL 60657

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## EXHIBIT A LEGAL DESCRIPTION

### Parcel 1:

Unit 2805-D in the Landmark Village Condominium as delineated on the Plat of survey of the following described parcel of real estate:

Lots 2, 3, 5, 6, 7 and 20 in Landmark Village Unit One, being a Resubdivision of Lots 96 through 105, inclusive, Lot 107 and Lots 154 through 164 inclusive in William Deering's Diversey Avenue Subdivision in the South West 1/4 of the North East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian and part of vacated West George Street lying South and adjacent to said Lots 154 through 164 and part of Lots 1 and 2 in owners Plat of part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; Which survey is attached as exhibit E to the Declaration of Condominium recorded in the office of the recorder of Deeds of Cook County, Illinois on July 28, 1994 as document 94667604, as amended from time to time, and amended by amendments recorded September 16, 1994 as document 94812243 and recorded on November 16, 1994 as document 94972758, together with its undivided percentage interest in the said parcel (excepting from said parcel all the property and space comprising all the units hereof as defined and set forth in Said Declaration and Survey), all in Cook County, Illinois.

### Parcel 2:

Perpetual non-exclusive easement to and for the benefit of Parcel 1 for Ingress and egress in, to, over and across Lots 21 and 22 as created and set out in the Plat of Resubdivision for Landmark Village, Unit One recorded as document 94658101