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WARRANTY DEED
Statutory (ILLINOIS)



Doc# 2016347053 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2020 12:04 PM PG: 1 OF 4

MAIL TO:

NESTOR Gutierrez
315 Marengo Ave
Unit 5G
Forest Park, IL 60130

TAX BILL TO:

THE GRANTOR Erna M. Kulas-Zacharjasz, a divorced woman and not since remarried, of Village of Elmwood Naperville, DuPage County, Illinois, and Justyna Zygmunt, a divorced woman and not since remarried, of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to GRANTEE Nestor Gutierrez, a single man, of the City of Berwyn, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2nd installment of 2019 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 15-12-434-045-1038

PROPERTY ADDRESS: 315 Marengo Ave, Unit 5G, Forest Park, IL 60130

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

DATED THIS 15th DAY OF May, 2020.

Erna M. Kulas-Zacharjasz
ERNA M. KULAS-ZACHARJASZ

Justyna Zygmunt
JUSTYNA ZYGMUNT

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 8163
5-14-20
Approved/Date

REAL ESTATE TRANSFER TAX

11-Jun-2020



COUNTY: 49.00
ILLINOIS: 98.00
TOTAL: 147.00

15-12-434-045-1038

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **ERNA M. KULAS-ZACHARJASZ AND JUSTYNA ZYGMUNT** are personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 15th Day of May, 2020.

Commission expires 07/12/2021.

Wojciech Malyszko
NOTARY PUBLIC



Prepared by:

Alicja M. Sroka
Alicja M. Sroka & Associates, P.C.
Attorney at Law
7742 W. Higgins, Unit C102
Chicago, Illinois 60631

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UNIT NUMBER 5G IN 315 MARENGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6 AND 7 IN THE SUBDIVISION OF BLOCKS 29 AND 37 IN THE RAILROAD ADDITION TO THE TOWN OF HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25283280, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

15-12-434-045-1038

315 Marengo Ave, Unit 5G, Forest Park, IL 60130

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CERTIFICATE OF COMPLIANCE

VILLAGE OF



BIG CITY ACCESS

SMALL TOWN CHARM

Rory E. Hoskins
MAYOR

517 DESPLAINES AVENUE
FOREST PARK, IL 60130
PH: 708-366-2323
FAX: 708-488-0361
www.forespark.net

Daniel Novak
COMMISSIONER
ACCOUNTS & FINANCE

Ryan Nero
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Jessica L. Voogd
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PUBLIC PROPERTY

Joseph Byrnes
COMMISSIONER
PUBLIC HEALTH & SAFETY

Timothy E. Gillian
VILLAGE ADMINISTRATOR

Vanessa Moritz
VILLAGE CLERK

Erna Kulas-Zacharjasz & Justyna Zygmunt
315 Marengo Ave 5G
Forest Park IL 60130

RE: 315 Marengo Ave 5G

This shall certify the above-captioned property has been inspected in accordance with Section 8-1-12 of the Municipal Code of the Village of Forest Park. In the course of that inspection process the following has been determined:

ZONING: The subject property is located within an R-2 Medium Density Residential District.

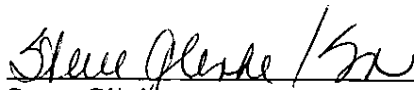
This property contains 51 condominium dwelling units as approved under the zoning variance granted by Ordinance 0-28-68. This property is considered non-conforming due to the lack of parking based upon this conducted inspection.

BUILDING AND PROPERTY MAINTENANCE: The inspection of the subject property revealed the building is in substantial compliance with applicable building and property maintenance code regulations based upon the conducted inspection.

By virtue of the issuance of said "Certificate of Compliance", the Village of Forest Park does not guarantee the subject premises to be free of mechanical or structural defects and the Village shall not be responsible or liable for any claims arising from such defects.

The maximum permitted occupancy for this unit is 2 people. This is based upon the Occupancy Standards established in the Village of Forest Parks Property Maintenance Code, Section PM-405.

This "Certificate of Compliance" is issued this 14th day of January, 2020.



Steve Glinke
Director of Public Health & Safety

SG/sn

Receipt #011120