

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

UNOFFICIAL COPY

WARRANTY DEED

10f2 2026095

This agreement, made this 25 day of July, 2020, between

BARTLOMIEJ NOWAK, an unmarried man, of the Village of Palos Hills, County of Cook, State of Illinois party of the first part, AND **JUSTIN COOK**, a single man, of the City of Chicago, County of Cook, State of Illinois, the party of the second part.

Doc#. 2026120193 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/17/2020 12:26 PM Pg: 1 of 3

Dec ID 20200701644883
ST/CO Stamp 1-538-035-424 ST Tax \$225.50 CO Tax \$112.75
City Stamp 1-806-470-880 City Tax: \$2,367.75

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to her heirs and assigns, FOREVER as :

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all the following described real estate, situated and described as follows, to wit:

LEGAL DESCRIPTION: See Attached "Exhibit A"

COMMONLY KNOWN AS: 500 N Damen Ave. Unit 306, Chicago, IL 60622

PIN: 17-07-124-043-1013

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

THIS IS NOT A HOMESTEAD PROPERTY.


BARTLOMIEJ NOWAK

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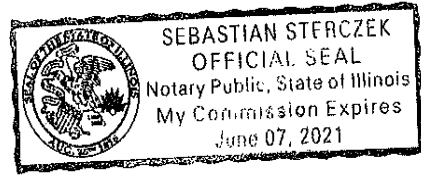
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BARTLOMIEJ NOWAK** personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that as such, they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of July, 2020.

Commission expires June 7th, 2021.

[Signature]
NOTARY PUBLIC



This instrument prepared by: Daniel Stefanczuk, Whitacre & Stefanczuk LTD., 6841 W. Belmont Ave., Chicago, IL 60634

MAIL TO:
James J. Kash
6545 W Archer Ave
Chicago IL 60638

SEND SUBSEQUENT TAX BILLS TO:
Justin Cook
500 N. Damen Ave, Unit 306
Chicago IL 60622

Recorder's Office Box No. _____

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EXHIBIT A

Legal:

PARCEL 1:

UNIT NUMBER 306 IN THE GRAND TIMBER LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 97, 98, 99 AND 100 IN WINSLOW'S SUBDIVISION OF PART OF BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED JULY 17, 1869 AS DOCUMENT 19633 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630017133, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-13, AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0630017133.

Address: 500 N. Damen Ave., Unit 306, Chicago, IL 60622

PIN #: 17-07-124-043-1013

PIN #:

PIN #:

Township: West Chicago