

A02062021 41



WARRANTY DEED

Joint Tenancy

GRANTORS, **Bogdan Chmielewski**, a married man, residing in Franklin Park, Illinois, and **Marek Chmielewski**, an unmarried man, residing in Franklin Park, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Bogdan Chmielewski**, a married man, residing in Franklin Park, Illinois and **Marek Chmielewski**, an unmarried man, residing in Franklin Park, Illinois, and **Marcin Chmielewski**, an unmarried man, residing in Franklin Park, Illinois, not in tenancy in common but in JOINT TENANCY, the following described Real Estate:

Doc# 2104910002 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/18/2021 10:40 AM PG: 1 OF 3

UNIT "C" UN BUILDING 27 AS DELINEATED ON THAT SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): BLOCK 3 IN BARTLETT GREEN 1 UNIT 2, BEING A RESUBDIVISION OF BLOCKS 3, 11, 12, 13, 14 AND 15 IN H. O. STONE AND CO'S TOWN ADDITION TO BARTLETT AS RECORDED JULY 23, 1929 AS DOCUMENT NUMBER 10435526 AND ALL IN SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON JULY 31, 1972 AS DOCUMENT NUMBER 21996373 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PIN: 06-35-310-007-1023

ADDRESS: 197 Mary Court, Unit C, Bartlett, IL 60103

SUBJECT TO: (1) Unpaid general real estate taxes; (2) Encumbrances, mortgages, liens, covenants, conditions and restrictions of record; (3) Public and utility easements and building lines; (4) Governmental taxes or assessments for improvements not yet completed; and (5) Condominium/Townhouse Declaration, condominium association assessments and charges and Illinois Condominium Property Act.

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph (e), Section 4, of the Illinois Real Estate Transfer Tax Act.

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 said real estate forever as JOINT TENANTS.

Bogdan Chmielewski

Date: January 13, 2021

Marek Chmielewski


Date: January 15, 2021

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Bogdan Chmielewski**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his 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 13th day of January 2021.



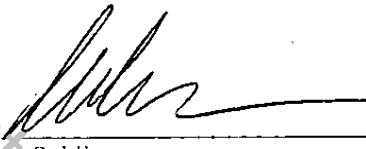


Notary Public

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Marek Chmielewski** personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

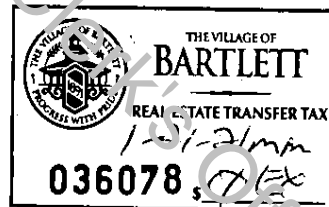
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 15th day of January 2021.







Notary Public

Prepared by: Marek Loza, Loza Law LLC
2340 S. River Road, Suite 120
Des Plaines, IL 60018
Tel. (847) 297-9977



Send Subsequent Tax Bills / Return to: Bogdan Chmielewski
1645 Forest Road, Unit 204
La Grange Park, IL 60526

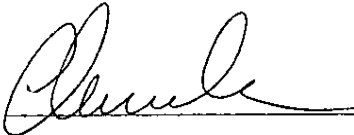
REAL ESTATE TRANSFER TAX		16-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
06-35-310-007-1023		20210101621259 0-034-098-192

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to conduct business or acquire and hold title to real estate in Illinois, a partnership authorized to conduct business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to conduct business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 13, 2021

Signature: 

Subscribed and sworn to before me by said Grantor this January 13, 2021



Notary Public: 

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to conduct business or acquire and hold title to real estate in Illinois, a partnership authorized to conduct business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to conduct business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 15, 2021

Signature: 

Subscribed and sworn to before me by said Grantee this January 15, 2021



Notary Public: 

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and a class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)