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WARRANTY DEED

Statutory Illinois

THE GRANTORS,

MICHAEL HANZ, divorced and not since remarried, and KAREN SOPRON, divorced and not since remarried, of the City of CHICAGO, State of J. LINOIS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS TO:

JULIA PLEWA 713 W. BARRY AVE. CHICAGO, IL 60657 Date: 04/09/2021 12:50 PM Pg: 1 of 4

Doc#. 2109906342 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Dec ID 20210301679985 ST/CO Stamp 1-604-481-552 ST Tax \$315.00 CO Tax \$157.50 City Stamp 0-617-323-024 City Tax: \$3,307.50

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

SEE LEGAL DESCRIPTION ATTACHED FERETO.

Property Index Number (PIN): <u>13-13-207-042-1033 and</u> <u>13-13-207-042-1066</u>

Subject only to the following, if any: covenants, conditions, and restrictions of record; building lines and easements, general real estate taxes not yet due and payable at use time of Closing;

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises FOREVER.

Address of Real Estate: 4751 N. Artesian Ave., Unit 406, Chicago, IL 60625

[SIGNATURE ON FOLLOWING PAGE]

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DATED this <u>35</u> day of <u>March</u> , <u>2021</u> .
MICHAEL HANZ
State of Illinois)) SS County of Cook)
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL HANZ, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, scaled and delivered the said instrument as his fied 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 2 day of
OFFICIAL SEAL ANTHONY ANDERSON NOT ARY PUBLIC - STATE OF ILLINOIS ANY COMMISSION EXPIRES: 12/11/22
Commission expires: 12 11 2022

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DATED this 13" day of 11MRCH	<u>, 2021</u> .
May lan	
KAREN SOPRON	
a cris	•
State of Illinois)) SS	
County of Cook	
I, the undersigned, a Notary Public in and HEREBY CERTIFY that KAKEN SOPRON, winstrument, appeared before me this cay in person, a delivered the said instrument as his free and volunta forth, including the release and waiver of the right of	hose name is subscribed to the foregoin and acknowledged that he signed, sealed an ary act, for the uses and purposes therein so
Given under my hand and official seal, this 27th day	of
NOTARY BUDILIC	HRISTOPAFR GOTTSCHALK Official Scal tary Public - State of Illinois mmission Expires ADT 22, 2023
Commission expires: 64-22-2023	
This instrument was prepared by: MARC SACROSS SHERWOOD LAW GROUP	
218 N. Jefferson Street	8
Suite #401 Chicago, IL 60661	
Cincago, 12 00001	
Mail to:	Send subsequent tax bills to:
Matthew Loudenslagel, Esq. Winand & Loudenslagel Law Group LLC 800 Waukegan Road, Suite 201 Glenview, IL 60025	Julia Plewa 4751 N Ortesian Ave Unit 406 Chicago ILLoop25
	()

2109906342 Page: 4 of 4

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EXHIBIT "A"

Legal Description

Unit 406 and Unit P-27 in the Artesian Condominium as delineated on a survey of part of The West 1/2 of the Northeast 1/4 of Section 13, Township 40 North, Range 13 East of the Third Principal Meridian, lying North of the Northwestern elevated railroad Right-of-way, in Cook County, Illinois; which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document 09062835, and any amendments Thereto, together with its undivided percentage interest in the common elements in Cook County, Illinois.

