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2112022010

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PREPARED BY:
Cervantes Chatt & Prince P.C.
100 N. LaSalle St., Suite 2207
Chicago, IL 60602

Doc# 2112022010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 10:20 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

GRANTOR,

TM-1, INC., an Illinois corporation, having the address of 8242 Latrobe Ave, Burbank, IL 60459,

(The Above Space for Recorder's Use Only)

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS with special limited warranties to GRANTEES, TAYLOR STYDUHAR a single woman, having an address of 1500 N. LaSalle Dr. Apt 4, City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: SEE ATTACHED
Permanent Real Estate Index Number: 13-36-316-021-0000 (underlying)
Common Address of Real Property: 1707 N. Kedzie Avenue, Unit 1, Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2020 and subsequent years

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

REAL ESTATE TRANSFER TAX

29-Apr-2021



CHICAGO: 4,350.00
CTA: 1,740.00
TOTAL: 6,090.00 *

13-36-316-021-0000 | 20210401612067 | 1-598-307-856

REAL ESTATE TRANSFER TAX

30-Apr-2021



COUNTY: 290.00
ILLINOIS: 580.00
TOTAL: 870.00

13-36-316-021-0000 | 20210401612067 | 1-093-254-672

* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 19th day of April, 2021.

TM-1, Inc., an Illinois Corporation

By: *[Signature]*
Przemyslaw Mazur, President

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 Przemyslaw Mazur, Authorized Representative of TM-1, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 19th day of April, 2021.



[Signature]
Notary Public
My Commission Expires: 12/11/2024

PREPARED BY:
Cervantes Chatt & Prince P.C.
100 N. LaSalle St., Suite 2207
Chicago, IL 60602

AFTER RECORDING, MAIL TO:
Taylor Stydunar
1707 N. Kedzie Ave, Unit 1
Chicago, IL 60647
MAIL SUBSEQUENT TAX BILLS TO:

Taylor Stydunar
1707 N. Kedzie Ave, Unit 1
Chicago, IL 60647

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Exhibit "A"

Legal Description

PARCEL 1:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1707 N KEDZIE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 2111019023, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND DECK D-1, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

PIN# 13-36-316-021-0000 (Underlying)

Property of Cook County Clerk's Office