

# UNOFFICIAL COPY

Doc# 2113339137 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2021 10:24 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR, Mehmet <sup>B</sup> Duzgun, <sup>husb)</sup>  
of the City of Chicago, County of  
Cook, State of Illinois, for and in  
consideration of Ten and 00/100  
DOLLARS, in hand paid, CONVEYS  
and WARRANTS to:

Dec ID 20210401614895  
ST/CO Stamp 0-197-140-752 ST Tax \$125.50 CO Tax \$62.75  
City Stamp 0-054-554-896 City Tax: \$1,317.75

Paul Kawa and Katarzyna Kawa, <sup>husband and wife</sup>  
2815 ~~Woodland Dr.~~ <sup>Woodland Dr</sup> <sup>Wise</sup>  
Northbrook, IL 60062

Strike inapplicable

- a) ~~As Tenants in Common~~
- b) ~~Not in Tenancy in Common, but in Joint Tenancy~~
- c) ~~Husband and Wife, not as Joint Tenants, not as Tenants in Common, but as~~  
Tenants by the Entirety

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

Unit Number 3E in the 8641 W. Foster Avenue Condominium, as delineated on the Plat of Survey of the  
following described real estate:

Parcel 1: That part of the West 174.33 Feet of the East 473.66 Feet, as measured along the North line of the  
North 660.00 Feet, as measured along the East line of the West 1/2 of the Southwest 1/4 of Section 11,  
Township 40 North, Range 12, East of the Third Principal Meridian, (excepting therefrom the North 40.00 Feet  
thereof) described as follows: beginning at the Northeast corner of the above described Land; thence South  
along the East line of said Land (for the purpose of describing this Parcel said East line taken as North and  
South) 334.60 Feet; thence West 41.11 Feet; thence South 2.33 Feet; thence West 18.39 Feet; thence South  
2.32 Feet; thence West 33.79 Feet to the point of beginning of the Parcel hereon described; thence continuing  
West 52.13 Feet; thence North 44.00 Feet; thence East 52.13 Feet; thence South 44.00 Feet to the point of  
beginning.

Parcel 2: Easement appurtenant to an for the benefit of Parcel aforesaid as set forth in the Declaration registered  
May 13, 1976 as document number LR2869282 and as supplemented by Instrument registered January 17,  
1977 as document LR2916626 created by Deed from Northbrook Trust and Savings Bank, a corporation of  
Illinois, as Trustee under trust agreement dated June 16, 1975 known as trust number LT1029 and registered as  
document number LR2946266 for the purposes of Ingress and Egress, all in Cook County, Illinois. Which survey  
is attached as Exhibit "A" to the Declaration of Condominium recorded November 01, 2004 as document number  
0430619001, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Subject to: Covenants, conditions, and restrictions of record; public and utility easements;  
general real estate taxes for the year of 2020 and subsequent years.

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 premises forever.

CF-210512301835X 1/2 ECA

Chicago Title

# UNOFFICIAL COPY

Permanent Real Estate Index Number: 12-11-310-097-1006

Address of Real Estate: 8641 W. Foster Ave., Unit 3E, Chicago, IL 60656

Dated this 5<sup>TH</sup> day of May, 2021.

  
\_\_\_\_\_  
Mehmet B. Duzgun (SEAL)

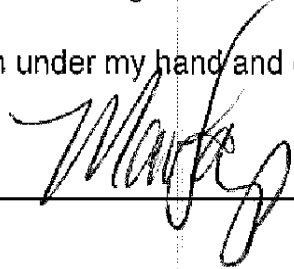
State of Illinois

SS.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mehmet B. Duzgun, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 5<sup>th</sup> day of May, 2021.

  
\_\_\_\_\_



This instrument was prepared by Law Offices of Marc W. Sargis, 7366 N. Lincoln Ave., Suite 408, Lincolnwood, Illinois, 60712.

MAIL TO:

Agnes Pogorzelsko  
7443 W. Irving Park Rd., Ste. 1W  
Chicago, IL 60634

SEND TAX BILL TO:

Paul and Katarzyna Kawa  
8641 W. Foster Ave., Unit 3E  
Chicago, IL 60656

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## EXHIBIT "A"

Order No.: 21GST230183SK

For APN/Parcel ID(s): 12-11-310-097-1006

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