

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 2115807113 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2021 07:26 AM Pg: 1 of 3

Dec ID 20210501647342  
ST/CO Stamp 0-668-416-272 ST Tax \$155.00 CO Tax \$77.50  
City Stamp 1-205-287-184 City Tax: \$1,627.50

This agreement, made this 20<sup>th</sup> day of May, 2021, between **MICHAL SZUBA**, a married man, of the village of Norridge and **STANISLAWA GONCIARCZYK**, a married woman, of the village of Norridge county of Cook, party of the first part, AND **SALOMEA ZACHARA**, a married woman, of Chicago, County of COOK State of Illinois, party of the second part,

(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 do: 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: 5230 N. Potawatomi Ave. Unit 304 Chicago, IL 60656

PIN: 12-11-114-021-1020

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.

Michal Szuba

MICHAL SZUBA

Stanislawa Gonciarczyk

STANISLAWA GONCIARCZYK

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

2128962 101

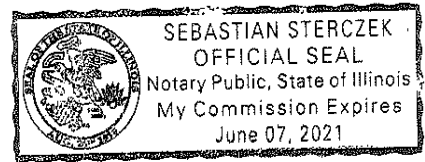
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STATE OF ILLINOIS     )  
  )   SS  
COUNTY OF COOK     )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MICHAL SZUBA** and **STANISLAWA GONCIARCZYK** personally known to me to be the same person 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 25<sup>th</sup> day of May, 2021.

Commission expires June 7<sup>th</sup>, 2021. Sebastian Sterczek  
NOTARY PUBLIC



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

MAIL TO:

Agnes Popowicz #111  
743 N Irving Park Rd  
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:

Salomea Rachala #304  
5230 N. Tolson Ave  
Chicago, IL 60656

Recorder's Office Box No. \_\_\_\_\_

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## EXHIBIT A

### Legal:

#### PARCEL 1:

UNIT NUMBER 5230-304 IN THE POTAWATOMIE POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOTS 2, 3, 4 AND 5 IN BLOCK 2 IN LILL-PETERSON SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 162.58 FEET THEREOF) IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96189379; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. UNIT 203 IN POTAWATOMIE POINTE CONDOMINIUM AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 13, 1996 AS DOCUMENT NUMBER 96189379 IN PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING UNIT P-10 AND STORAGE SPACE S5230-304, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 96189379.

Property of Cook County Clerk's Office