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Doc#: 2115945120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2021 03:36 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20210501642263
ST/CO Stamp 1-615-968-528 ST Tax \$95.00 CO Tax \$47.50

THE GRANTOR

(The space above for Recorder's use only)

Thomas B. Panega, a single man of the Village of Chicago Ridge, County of Cook, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Zuzanna Kudas, a single woman in the following described Real Estate situated in Cook County, Illinois, commonly known as 6708 W. 107th Street #1D, Chicago Ridge, IL 60415, legally described as:

Unit No. 1D in 6708 W. 107th Street Condominium, as delineated on a plat of survey of the following described tract of land:

Parcel 1:

Lot 1 in Triangle Chicago Ridge Subdivision, being a Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1, aforesaid, as set forth in the Declaration of Reciprocal Easements and Covenants recorded February 1, 1994 as Document No. 94105449, and as created by Deed from First National Bank of Evergreen Park, as Trustee under Trust agreement dated December 1, 1991 and known as Trust No. 12160, to Heritage Trust Company, as Trustee under Trust Agreement dated July 1, 1995 and known as Trust No. 95-5608, and recorded August 28, 1995 as Document No. 9553591 for ingress and egress, in Cook County, Illinois;

Which Plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 0328827064, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 3:

The exclusive right to the use of limited common elements known as Parking Spaces P-10 and P-11 and Storage Space 7 as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0328827064.

SUBJECT TO: General real estate taxes for 2020 and subsequent years.

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

Permanent Index Number (PIN): 24-18-223-006-1004

Address(es) of Real Estate: 6708 W. 107th Street #1D, Chicago Ridge, IL 60415

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Dated this 25th day of May, 2021

Thomas Panega (SEAL)
Thomas B. Panega

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 Thomas B. Panega personally known to me to be the same person whose name subscribed in 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 25th day of May, 2021





John N. Farrell
NOTARY PUBLIC
Commission expires 4/13/2025

This instrument was prepared by: John N. Farrell, 10610 S. Cicero Avenue, 2nd Floor, Oak Lawn, IL 60453

MAIL TO:
Sebastian Kos
5529 S. Monroe
Hinsdale, IL 60521
OR Recorder's Office Box No. _____

SEND SUBSEQUENT TAX BILLS TO:
Zuzanna Kudas
6708 W. 107th Street #1D
Chicago Ridge, IL 60415

REAL ESTATE TRANSFER TAX		03-Jun-2021
	COUNTY:	47.50
	ILLINOIS:	95.00
	TOTAL:	142.50
24-18-223-008-1004 2021050164267 1-615-968-528		