

# UNOFFICIAL COPY

Doc#: 2116033150 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/09/2021 12:12 PM Pg: 1 of 2

## WARRANTY DEED STATUTORY (Illinois)

Dec ID 20210401685231  
ST/CO Stamp 0-216-764-688 ST Tax \$119.00 CO Tax \$59.50

Mail to:

CLAES + CLAES LTD  
2626 83<sup>rd</sup> St.  
DARIEN, IL 60561

Name & address of taxpayer:

Donald Frederick  
7520 West 111<sup>th</sup> Street, Unit 1C  
Worth, Illinois 60482

THE GRANTOR(S), Maciej Czerniecki, unmarried, of the Village of Worth, County of Cook, State of Illinois for and in consideration of TEN and 00/100ths DOLLARS, and other good and valuable considerations in hand paid,

Jr.

CONVEYS AND WARRANTS to the GRANTEE(S), Donald Frederick, a Married Man, of 244 Garden Way, Village of Bloomingdale, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

UNIT 1C IN SUNRISE CONDOMINIUM UNIT NUMBER 3 CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN MAHAFFAY'S SUBDIVISION OF THE SOUTH 46 RODS OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 189.83 FEET THEREOF AND EXCEPT THE EAST 519.80 FEET THEREOF AND ALSO EXCEPT THE NORTH 330 FEET THEREOF, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 233864459, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said property in fee simple forever.

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Index Number: 23-13-404-022-1003

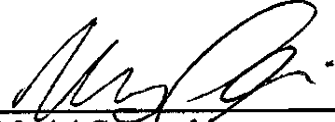
Property Address: 7520 West 111<sup>th</sup> Street, Unit 1C, Worth, Illinois 60482

FIRST AMERICAN TITLE  
FILE # AF1007105

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## WARRANTY DEED STATUTORY (Illinois)


Dated this 6th day of April 2021

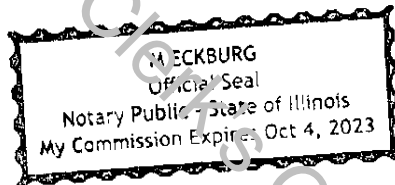
  
\_\_\_\_\_  
Maciej Czernecki

STATE OF ILLINOIS     )  
  )  
COUNTY OF KANE     )

I the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Maciej Czernecki, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing and delivering the said instrument as a free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 6 day of April 2021

  
\_\_\_\_\_  
Notary Public



**NAME AND ADDRESS OF PREPARER:**

Joshua P. Eckburg  
Attorney at Law  
Herbert & Eckburg, LLC  
2000 W. Galena Blvd., Suite 210  
Aurora, Illinois 60506  
(630) 844-1257



Village of Worth  
  
Cook County, IL  
All Fines Paid in Full  
12-13-404-022-1003  
4/6/2021