

# UNOFFICIAL COPY

**WARRANTY DEED  
(STATUTORY ILLINOIS)**

*H81786*

**MAIL TO:**

MATEUSZ ROMAN  
4933 N. LESTER  
UNIT 2E  
CHICAGO, IL 60630

**NAME & ADDRESS OF TAXPAYER:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



\*2116657020\*

Doc# 2116657020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2021 11:18 AM PG: 1 OF 3

Above Space for Recorder's use only

**GRANTOR(S), JOZEF FILIP, married to JANINA FILIP**, of 4933 N. Lester Avenue, Unit 2E, Chicago, IL 60630, in the County of Cook and the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEY(S) and WARRANT(S)** to the **GRANTEE(S)**,

**MATEUSZ ROMAN, an unmarried man**, of 5543 W. Edmunds Street, Chicago, IL, 60630, in the County of Lake and the State of Illinois, the following described Real Estate situated in the County of **COOK**, in the State of **ILLINOIS**, to wit:

**UNIT 2E IN THE 4933-4935 LESTER AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 17 IN BLOCK 45 IN THE VILLAGE OF JEFFERSON, IN SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0512927153, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS,**

**ALSO, THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 6 AND PARKING SPACE 6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.**

**GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.**

**THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.**

*(Handwritten initials)*

# UNOFFICIAL COPY

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

**REAL ESTATE TRANSFER TAX**

11-Jun-2021



CHICAGO: 937.50  
CTA: 375.00  
TOTAL: 1,312.50 \*

13-09-318-042-1005 | 20210601663639 | 1-567-851-792

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

**REAL ESTATE TRANSFER TAX**

11-Jun-2021



COUNTY: 62.50  
ILLINOIS: 125.00  
TOTAL: 187.50

13-09-318-042-1005 | 20210601663639 | 0-016-524-560

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## WARRANTY DEED

4933 N. LESTER AVENUE, UNIT 2E, CHICAGO, IL 60630


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P.I.N. 13-09-318-042-1005

PROPERTY ADDRESS: 4933 N. LESTER AVENUE, UNIT 2E, CHICAGO, ILLINOIS, 60630

SUBJECT TO: (1) General real estate taxes for 2020 2<sup>nd</sup> installment and subsequent years. (2) Covenants, conditions and restrictions of record. 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.

DATED: this 15<sup>th</sup> day of JUNE, 2021.

  
\_\_\_\_\_  
JOZEF FILIP

\*THIS PROPERTY IS NOT HOMESTEAD PROPERTY WITH RESPECT TO JANINA FILIP, THE WIFE OF JOZEF FILIP, THE GRANTOR HEREIN.

STATE OF ILLINOIS

COUNTY OF COOK

S.,

HERITAGE TITLE COMPANY  
5849 W. LAWRENCE AVE  
CHICAGO, IL 60630

the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JOZEF FILIP, married to JANINA FILIP, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of JUNE, 2021.

Commission expires \_\_\_\_\_, 20\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC



This Instrument was prepared by: Stanley Joseph Czaja, Attorney at Law, 7521 N. Milwaukee Avenue, Niles, IL 60714

HERITAGE TITLE COMPANY FILE #: H81786