

PROPERTY RECORDING, MAIL TO:

RETURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 385
MORRIS RIDGE, IL 60088

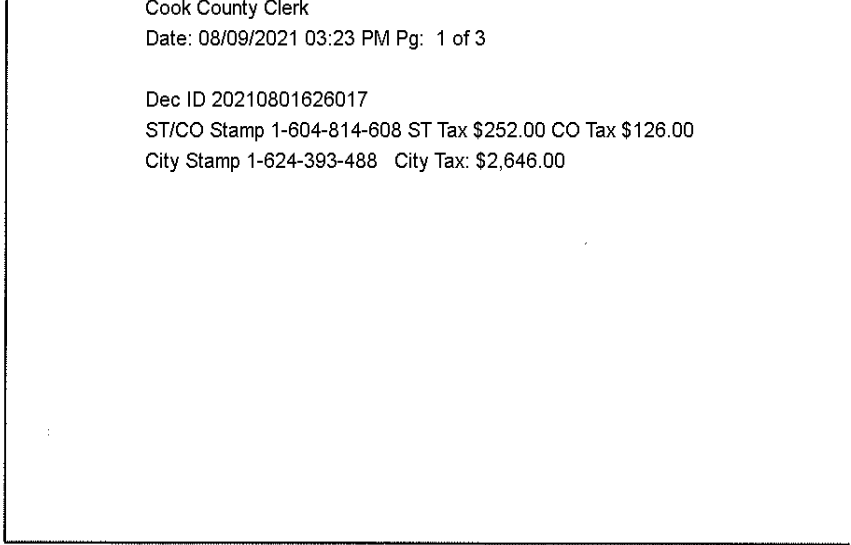
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WARRANTY DEED

Doc#: 2122128643 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/09/2021 03:23 PM Pg: 1 of 3

Dec ID 20210801626017
ST/CO Stamp 1-604-814-608 ST Tax \$252.00 CO Tax \$126.00
City Stamp 1-624-393-488 City Tax: \$2,646.00

This agreement, made this 08 day of August, 2021, between **GRAZYNA STEFANCZUK and SZCZEPAN STEFANCZUK**, a married couple, of Laop Florida, party of the first part, AND **PARKAVE405, LLC**, of 4602 CR 673 7322 Bushnell, FL, 33513, 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: 6559 W. George St. Unit 405, Chicago, IL 60634

PIN: 13-30-228-021-1041

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

Grazyna Stefanek
GRAZYNA STEFANCZUK

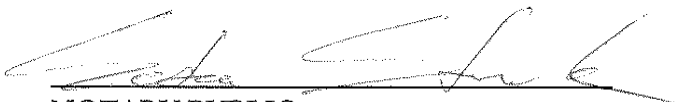
Szczepan Stefanek
SZCZEPAN STEFANCZUK

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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 **GRAZYNA STEFANCZUK and SZCZEPAN STEFANCZUK** personally known to me to be the same personS 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 6th day of August, 2021.

Commission expires June 7, 2025.

NOTARY PUBLIC



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

MAIL TO:
Lloyd Gussis, Esq
6200 N. Hiawatha #400
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS TO:
Parkave405 LLC
4602 CR 673 7522
Bushnell, FL 32913

Recorder's Office Box No. _____

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EXHIBIT A

Legal:

PARCEL A:

UNIT 405, IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 330.00 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE WEST 26.70 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 396.0 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED COMBINED PARCELS:

PARCEL "1":

LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "2":

THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF AND ADJOINING LOTS 118, 131, 132, AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-132 AND STORAGE SPACE S-132, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105.