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21238880410

Doc# 2123888041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 09:59 AM PG: 1 OF 2

WARRANTY DEED

GRANTOR(S):

Christine S. Church
*married to John L. Church

PRESENTLY RESIDING AT:
1014 Pebble Beach Court
Geneva, IL 60134

AP 212829/ R & 1081

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

MARK KWIATKOWSKI

the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: PARCEL 1: UNIT 4B, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2300 COMMONWEALTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005, AS DOCUMENT NO. 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE FOR THEIR INTENDED PURPOSES OF ALL FACILITIES EXISTING AT THE DATE OF SAID SUPPLEMENT LOCATED IN THE APARTMENT BUILDING PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE SHOPPING CENTER PARCEL, AND LOCATED IN THE SHOPPING CENTER PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE APARTMENT BUILDING PARCEL, RESPECTIVELY, AS CONTAINED IN THE SUPPLEMENT TO THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED NOVEMBER 22, 1991, AS DOCUMENT NO. 91616961.
PARCEL 3: EASEMENT RIGHTS APPURTENANT TO PARCEL 1 FOR THE USE OF PARKING SPACE P-3 AND S-69, LIMITED COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005 AS DOCUMENT NO. 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-33-200-017-1026

PROPERTY ADDRESS: 2300 N. COMMONWEALTH AVENUE, UNIT 4B, CHICAGO, ILLINOIS 60614

REAL ESTATE TRANSFER TAX

19-Aug-2021



COUNTY: 166.25
ILLINOIS: 332.50
TOTAL: 498.75

14-33-200-017-1026

| 20210801625762 | 1-206-302-480

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P 2
S 44
SC
INT 14

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SUBJECT TO: (1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed.

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 real estate forever.

DATED this 30 day of July, 2021.

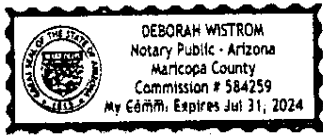
*This is not a homestead property as to the grantor's spouse.

Christine S. Church
Christine S. Church

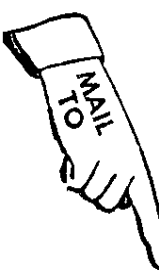
John L. Church
John L. Church
*Signing solely for the purpose of waiving homestead rights.

STATE OF AZ COUNTY OF Maricopa) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Christine S. Church and John L. Church** personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 30 day of July, 2021.




Deborah Wistrom
Notary Public



Prepared by: Waldemar Wyszynski, Esq.
Wyszynski & Webb P.C.
2860 S. River Rd, Suite 220
Des Plaines, IL 60018

Return to: Mark Kwiatkowski
2300 N Commonwealth Unit B
Chicago IL 60614

Send Subsequent Tax Bill To: _____

REAL ESTATE TRANSFER TAX	06-Aug-2021
 CHICAGO:	2,493.75
CTA:	997.50
TOTAL:	3,491.25 *

14-33-200-017-1026 | 20210801625762 | 0-775-551-760

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