

UNOFFICIAL COPY

Doc#: 2135701031 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 06:39 AM Pg: 1 of 3

Dec ID 20211201677254
ST/CO Stamp 0-406-952-592 ST Tax \$227.50 CO Tax \$113.75
City Stamp 0-757-242-512 City Tax: \$2,388.75

Warranty Deed

(Illinois)

THE GRANTORS, RYSZARD ZERO and BOZENA ZERO, husband and wife, of ~~86560~~⁶⁵⁶⁰ W Diversey Ave Unit 215D, Chicago, IL 60707, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to **BERNARDO TAPIA**, a single man, of 5315 W Schubert Ave Unit 2, Chicago, IL 60639 all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of **2021** and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **13-30-228-021-1087**

Property Address: **6560 W. Diversey Ave., Unit 215D, Chicago, IL 60707**

Dated this 20 day of Dec, 2021.

By:

AFTER RECORDING, MAIL TO:

SAFORN TITLE, LLC
1000 W HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2129856 744

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Ryszard Zero by Mark Zyl as attorney in fact
RYSZARD ZERO

Bozena Zero by Mark Zyl as attorney in fact
BOZENA ZERO

STATE OF IL)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that RYSZARD ZERO and BOZENA ZERO, 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.

WITNESS my hand and official seal this 20 day of Dec, 2021.



[Signature]
NOTARY PUBLIC

My commission expires: 1/23/24

THIS DOCUMENT PREPARED BY:
Law Office of Joanna B. Sokolowski, P.C.
6942 W. Higgins Ave,
Chicago, IL 60656

MAIL TAX BILL TO:
BERNARDO TAPIA
6560 W. Diversey Ave., Unit 215D
Chicago, IL 60707

MAIL RECORDED DEED TO:
Rosenthal Law Group, LLC
3700 W Devon Ave Ste E
Lincolnwood, IL 60712

Property of Cook County Clerk's Office

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Exhibit A

Legal Description:

PARCEL A:

UNIT 215-D, EACH INCLUSIVE, IN THE PARK AVENUE LUXURY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

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 13, 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 AND AMENDED BY DOCUMENT 0620534081, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-76 AND STORAGE SPACE S-76, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105 AND AS AMENDED BY DOCUMENT 0620534081.

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