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Doc# 2201955227 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2022 01:30 PM Pg: 1 of 5

WARRANTY DEED

ILLINOIS STATUTORY Individual to LLC

Dec ID 20220101698423
ST/CO Stamp 1-273-794-192 ST Tax \$68.50 CO Tax \$34.25
City Stamp 0-184-585-872 City Tax: \$719.25

GRANTOR(S): **DOROTA DUNIKOWSKA, a widow, and JUSTYNA BARYLKIEWICZ, a married woman*, as the Sole Heirs of JAN DUNIKOWSKI, Deceased,** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **MODERN LIVING PROPERTIES LLC**, Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, having its principal office in the Village of Mount Prospect, County of Cook, State of Illinois, the following described personal property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 10-31-409-060-1023
ADDRESS: 6525 N. NASHVILLE AVENUE, UNIT 308C, CHICAGO, IL 60631

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing.
(2) Covenants, conditions, and restrictions of record.
(3) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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.

*** This is not a homestead property as to the Grantors and to Grantor Justyna Barylkievicz's spouse.**

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EXHIBIT A

UNIT NUMBER 8-C IN FOREST TOWERS CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): ALL THAT PART OF LOT 6 IN BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND CO'S SUBDIVISION OF A PART OF THE SOUTHEAST FRACTIONAL QUARTER OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF LOT 1 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE 50.0 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN: CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH; THENCE NORTH IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE POINT OF THE BEGINNING IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 1971 AND KNOWN AS TRUST 58765, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22211098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

10-31-409-060-1023
6525 N. Nashville Ave, Unit 308C, Chicago, IL 60631

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Property of Cook County Clerk's Office



CHICAGO: 513.75
CTA: 205.50
TOTAL: 719.25 *

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Total does not include any applicable penalty or interest due.

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COUNTY:	34.25
ILLINOIS:	68.50
TOTAL:	102.75

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