

# UNOFFICIAL COPY

Doc#: 2202013294 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2022 03:30 PM Pg: 1 of 3

Dec ID 20220101698557  
ST/CO Stamp 1-059-008-144 ST Tax \$200.00 CO Tax \$100.00  
City Stamp 0-396-308-112 City Tax: \$2,100.00

1184503  
**WARRANTY DEED  
(STATUTORY ILLINOIS)  
TENANCY BY THE ENTIRETY**

**MAIL TO:**

Stanley J. Czaja  
7521 N Milwaukee Ave.  
Miles, IL 60714

**NAME & ADDRESS OF TAXPAYER:**

Robert S. Filip  
4935 N. Lester Ave, Unit 1E  
Chicago, IL 60630

Above Space for Recorder's use only

**GRANTOR(S), JOZEF FILIP, married to JANINA FILIP**, of 5824 W. Cleveland, Morton Grove, IL 60053, 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), ROBERT S. FILIP and JULEE FILIP, Husband and Wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY**, of 5605 Riverview Drive, Lisle, IL 60532, in the County of DuPage and the State of Illinois, the following described Real Estate situated in the County of **COOK**, in the State of **ILLINOIS**, to wit:

**UNIT 4935-1E 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 PARKING SPACE P-1 AND STORAGE SPACE S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 0512927153.**

**P.I.N. 13-09-318-042-1001**

**PROPERTY ADDRESS: 4935 N. LESTER AVENUE, UNIT 1E, CHICAGO, ILLINOIS, 60630**

**THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE:**

**"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT'S 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**

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WARRANTY DEED  
4935 N. LESTER AVENUE, UNIT 1E, CHICAGO, IL 60630  
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PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH  
HEREIN."

THE MORTGAGE OF THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING  
LANGUAGE:

"THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, IT'S 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.

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

SUBJECT TO: (1) General real estate taxes for 2021 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, AS TENANTS BY THE ENTIRETY.

DATED: this 13TH day of JANUARY, 2022.

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

STATE OF ILLINOIS                    }

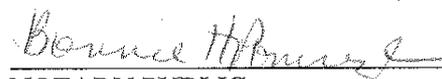
COUNTY OF COOK                    }

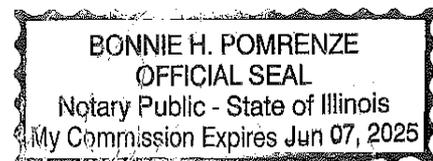
S.S.,                                    }

I, 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 13th day of JANUARY, 2022.

Commission expires June 7, 20 25

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



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**WARRANTY DEED**

**4935 N. LESTER AVENUE, UNIT 1E, CHICAGO, IL 60630**

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

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**HERITAGE TITLE COMPANY FILE #: H84503**

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

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

Property of Cook County Clerk's Office