

Saturn Title LLC  
2131337

# UNOFFICIAL COPY

142  
AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc#: 2203921507 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/08/2022 01:48 PM Pg: 1 of 3

Dec ID 20220201616327  
ST/CO Stamp 0-583-414-160 ST Tax \$240.00 CO Tax \$120.00  
City Stamp 1-562-161-552 City Tax: \$2,520.00

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## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S) Aneta Korzec, a single woman of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Maksym Bernadsky, of 1118 Hayes Ave., Oak Park, IL 60302, 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): 14-31-427-052-1004

Property Address: 1616 N. Wood St., Unit 3, Chicago, IL 60622

Dated this 13 day of JANUARY, 2022.

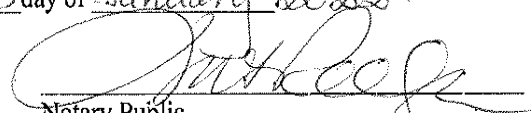
Aneta Korzec  
Aneta Korzec

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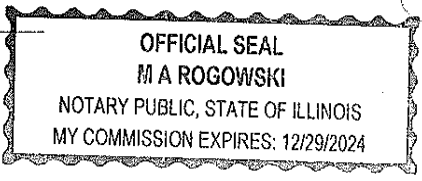
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANETA KORZEC, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of January 2022.

  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



**THIS DOCUMENT PREPARED BY:**  
Law Office of Katarzyna Sak, P.C.  
7720 W. Touhy Ave., Suite D  
Chicago, IL 60631

**MAIL TAX BILL TO:**  
Maksym Bernadsky  
1118 Hayes Ave.  
Oak Park, IL 60302

**MAIL RECORDED DEED TO:**  
Maksym Bernadsky  
1118 Hayes Ave.  
Oak Park, IL 60302

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **UNIT 3 IN THE 1616 N. WOOD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 95 IN E. RANDOLPH SMITH'S SUBDIVISION OF BLOCK 35 IN SHEFFIELD'S ADDITION TO CHICAGO, IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0413827009 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Permanent Index Number(s): **14-31-427-052-1004**

Property Address: **1616 N. Wood St., Unit 3, Chicago, IL 60622**

Property of Cook County Clerk's Office