

# UNOFFICIAL COPY

## WARRANTY DEED Illinois

2260034018PK  
1 of 1

Doc#: 2206907324 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/10/2022 09:14 AM Pg: 1 of 2

Dec ID 20220301640955  
ST/CO Stamp 1-439-647-120 ST Tax \$635.00 CO Tax \$317.50  
City Stamp 0-301-155-728 City Tax: \$6,667.50

Above Space for Recorder's Use Only

THE GRANTORS, WESLEY KRAWCZYK and LUCAS KRAWCZYK, of 454 North Aberdeen Street, #2, Chicago, Illinois 60642, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to CHARLIE R. JAVORS, a \_\_\_\_\_ of \_\_\_\_\_, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### PARCEL 1:

UNIT NUMBER 2-S IN THE ABERDEEN OF RIVER WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOTS 7, 8 AND 9 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 9, 10, 24 TO 27, 40 TO 42 AND THE SOUTHWEST PART OF 43 IN OGDEN'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 22, 2005 AS DOCUMENT 0505345141, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S-1 AND BALCONY AS TO UNIT 2S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION.

P.I.N.: 17-08-247-030-1005

c/k/a: 454 North Aberdeen Street, #2, Chicago, Illinois 60642

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[SIGNATURE PAGE TO FOLLOW]

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Dated this 28th day of February, 2022

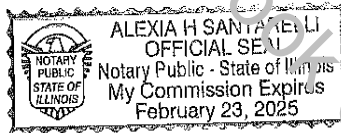
[Signature] (SEAL)  
WESLEY KRAWCZYK

[Signature] (SEAL)  
LUCAS KRAWCZYK

State of Illinois        }  
                                  }  
County of                }        ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WESLEY KRAWCZYK and LUCAS KRAWCZYK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 28 day of February, 2022.



[Signature]  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_, \_\_\_\_\_

This instrument was prepared by:  
John Mantas, Esq.  
MANTAS LAW, LLC  
1300 West Higgins Road  
Suite 209  
Park Ridge, Illinois 60068  
Phone: (847) 908-9300

**MAIL TO:**

Charlie Tavors  
520 W. Erie Ste 430  
Chicago IL, 60654

**SEND SUBSEQUENT TAX BILLS TO:**

Charlie Tavors  
520 W. Erie Ste 430  
Chicago, IL, 60654