



\*2206922004\*

**WARRANTY DEED**  
ILLINOIS STATUTORY

Doc# 2206922004 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2022 09:37 AM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTORS, STEFAN HYBICKI of 175 E. Montana Ave., Glendale Heights, IL 60139 and JAKUB HYBICKI of 23504 80th Pl., Salem, WI, 53168, sole heirs and legatees of the Estate of MARIANNA HYBICKA, deceased, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations receipt of which is hereby duly acknowledged, CONVEY and WARRANT to BARBARA HAJNOS, a single woman of 3966 N. Oleander Ave., Chicago, IL 60634, the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

See Attached Legal Description

PIN: 13-18-409-034-1005

Address of Real Estate: 6530 W. Irving Park Rd., Unit 205, Chicago, IL 60634

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO:

General taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

This is not a homestead property as to the Grantors.

**REAL ESTATE TRANSFER TAX** 08-Mar-2022



CHICAGO: 1,200.00  
CTA: 480.00  
TOTAL: 1,680.00 \*

13-18-409-034-1005 | 20220301643244 | 2-064-934-288

\* Total does not include any applicable penalty or interest due.

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

2231651

293

**REAL ESTATE TRANSFER TAX** 08-Mar-2022



COUNTY: 80.00  
ILLINOIS: 160.00  
TOTAL: 240.00

13-18-409-034-1005 | 20220301643244 | 0-170-059-152

# UNOFFICIAL COPY

Dated this 7th day of March, 2022.

By: [Signature]  
STEFAN HYBICKI

By: [Signature]  
JAKUB HYBICKI

State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that STEFAN HYBICKI and JAKUB HYBICKI are 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 7th day of March, 2022.



[Signature]  
Notary Public

Prepared by: Law Office of Katarzyna Sak, P.C., 7720 W. Touhy Ave., Chicago, IL 60631

**Mail Recorded Deed to:**

~~Barbara Hajnos~~  
~~6530 W. Irving Park Rd., Unit 205~~  
~~Chicago, IL 60634~~

JOHN TREPEL ASSOCIATES  
5844 W. IRVING PARK ROAD  
Chicago, IL 60634

**Mail Tax Bills to:**

Barbara Hajnos  
6530 W. Irving Park Rd., Unit 205  
Chicago, IL 60634

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NO. 205 IN MERRIMAC SQUARE CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION OF MERRIMAC SQUARE, A PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NUMBER 93-337398 TOGETHER WITH ITS UNDIVIDED PERCENT 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).

### PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92-607113, FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92-607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-2 AND STORAGE SPACE NO. S-5, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93-337398.