

# UNOFFICIAL COPY

Doc#. 2209006286 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/31/2022 10:41 AM Pg: 1 of 2

## WARRANTY DEED (Illinois)

Prepared By:  
HEGARTY, KOWOLS & ASSOC.  
301 W. Touhy Ave.  
Park Ridge, IL 60068

Dec ID 20220301655332  
ST/CO Stamp 0-128-474-512 ST Tax \$342.00 CO Tax \$171.00  
City Stamp 2-074-631-568 City Tax: \$3,591.00

THE GRANTOR, Megan E. Smith, now known as Megan E. Duzynski, married to Michael Duzynski,

of 3924 N. Richmond St. in the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS and WARRANTS** to

Alexander Kapotas, *A single man*

of \_\_\_\_\_, in the City of Chicago, State of Illinois, the following described Real Estate:

### PARCEL 1:

UNIT 3A IN THE LINCOLN AVENUE COMMONS CONDOMINIUM AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOT 54 IN OLIVER SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0030343436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P10 AND STORAGE SPACE S-2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0030343436.

COMMONLY KNOWN AS: 5250 N. Lincoln Avenue, Unit 3A, Chicago, Illinois 60625

PIN: 13-12-229-027-1005

situated in the County of Cook, State of Illinois. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 1<sup>st</sup> installment of 2021 and subsequent years.

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C205  
Hoffman Estates, IL 60192

FL 671 9923 d 2/3

# UNOFFICIAL COPY

DATED this 24 day of March, 2022

Megan E. Smith *aka Megan E. Duzynski*  
Megan E. Smith, now known as Megan E. Duzynski, married to Michael Duzynski,

Michael Duzynski  
Michael Duzynski, signing for sole purposes of waiving homestead rights

State of Illinois )  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY certify that Megan E. Smith, now known as Megan E. Duzynski, married to Michael Duzynski, is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of March, 2022.

Janet Cavanaugh  
Notary Public

Commission expires: 10/31/24



**SENT SUBSEQUENT TAX BILLS TO:**

Alexander Kapotas  
5250 N. Lincoln Avenue, Unit 3A  
Chicago, Illinois 60625

SEND RECORDED DEED TO:  
Alexander Kapotas  
5250 N. Lincoln, #3A  
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		25-Mar-2022
COUNTY:	ILLINOIS	171.00
TOTAL:		513.00

13-17-229-027-1000 | 20220301655337 | 0-784-474-517

REAL ESTATE TRANSFER TAX		25-Mar-2022
CHICAGO:		2,565.00
CTA:		1,026.00
TOTAL:		3,591.00

13-12-229-027-1005 | 20220301655332 | 2-074-831-586

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