

# UNOFFICIAL COPY

Doc# 2211718140 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/27/2022 10:36 AM Pg: 1 of 2

Dec ID 20220401696129  
ST/CO Stamp 0-377-603-984 ST Tax \$255.00 CO Tax \$127.50  
City Stamp 1-334-585-232 City Tax: \$2,677.50

## WARRANTY DEED GENERAL

*This space reserved for Recorders use only.*

THE GRANTOR(S), **Mark Canak and Karly Fraeyman**, a married couple, of 4654 N. Spaulding Avenue, Unit 3, of the City of Chicago, County of Cook, State of Illinois, as Grantor(s), for and in consideration of \$10.00, in hand paid, convey(s) and warrant(s) to **Daniel Grokulsky**, a single man, taking title individually, of 2042 N. Bissell Street, Unit 3, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**UNIT NO. 4654-3 AND PARKING SPACE PU-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE SPAULDING COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00378629, AS AMENDED FROM TIME TO TIME, IN IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Hereby releasing and waiving 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 at the time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; and condominium declaration and bylaws.

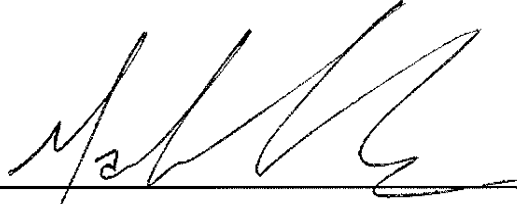
Permanent Real Estate Index Number(s): **13-14-204-049-1003 & 13-14-204-049-1015**

Address of Real Estate: **4654 N. Spaulding Avenue, Unit 3 & PU-2  
Chicago, Illinois 60625**

Dated this 18 day of **April, 2022**.

\_\_\_\_\_  
Mark Canak

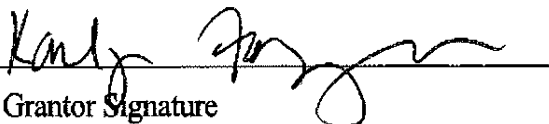
Grantor Print Name



Grantor Signature

\_\_\_\_\_  
Karly Fraeyman

Grantor Print Name



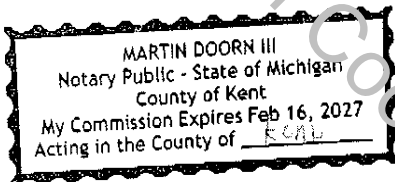
Grantor Signature

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State of Michigan )  
 )  
County of Kent ) s.s.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY THAT Karly Fraeyman + Mark Canak, personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that Karly Fraeyman + Mark Canak signed, sealed, and delivered the said instrument as a 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 18 day of April, 2022.



*[Handwritten Signature]*

Notary Public

**This document was prepared by:** Ms. Katrina Barnett, Esq.  
Law Offices of Katrina M. Barnett, P.C.  
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Suite 1200  
Chicago, Illinois 60611

**Mail to:** Ms. SJ Chapman  
Bielski Chapman Ltd.  
123 N. Wacker Drive  
Suite 2300  
Chicago, Illinois 60606

**Name and Address of Taxpayer:** Mr. Daniel Grokulsky  
4654 N. Spaulding Avenue, Unit 3  
Chicago, Illinois 60625