

UNOFFICIAL COPY



Doc# 2213313031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/13/2022 11:40 AM PG: 1 OF 2

WARRANTY DEED

GRANTOR(S):

Luxus Homes Development LLC
an Illinois Limited Liability Company

Currently Maintaining Office at:
2860 S. River Rd., Ste 220
Des Plaines, IL 60018

AP 2203474 Tr 1072

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

~~DAN~~ DAN SARZYNSKI and DENISSE S. PRZYNSKI, husband and wife
DANIEL

not in tenancy in common, and not in joint tenancy but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 56 IN OLIVER L. WATSON'S RESUBDIVISION OF BLOCKS 2, 3, 6 AND LOTS 1, 2, 5, 6, 7 AND 8 OF BLOCK 7 IN SEVERN'S ROSCOE STREET SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-19-423-010-0000

PROPERTY ADDRESS: 3331 N. NEENAH AVE., CHICAGO, ILLINOIS 60634

SUBJECT TO: (1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 5th day of MAY, 2022

Luxus Homes Development LLC

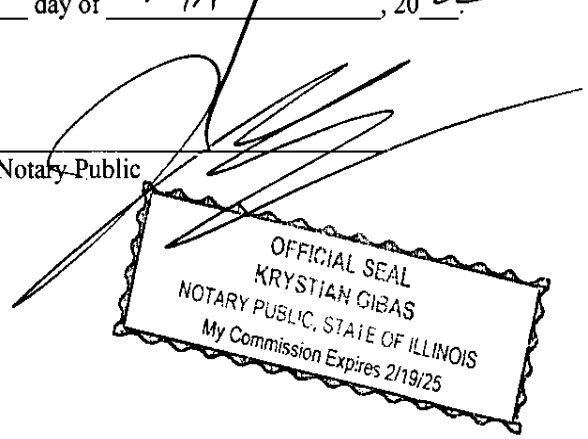
By its Manager Waldemar Wyszynski

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STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Waldemar Wyszynski, Manager of Luxus Homes Development LLC, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 5th day of MAY, 2022.

Notary Public




Prepared by: Waldemar Wyszynski, Esq.
Wyszynski & Webb P.C.
2860 S. River Rd, Suite 220
Des Plaines, IL 60018

Return to:

JOSEPH A. LAZARA
7246 W. FOUER AVENUE
CHICAGO, IL 60631



Send Subsequent Tax Bill To:

SARZYNSKI
DANIEL AND DENISSE SARZYNSKI
3331 N. Neenah ave
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		10-May-2022
	CHICAGO:	3,142.50
	CTA:	1,257.00
	TOTAL:	4,399.50 *

13-19-423-010-0000 | 20220501605810 | 1-584-992-144

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

REAL ESTATE TRANSFER TAX		10-May-2022
	COUNTY:	209.50
	ILLINOIS:	419.00
	TOTAL:	628.50

13-19-423-010-0000 | 20220501605810 | 1-621-790-608